



Clarks Farm Way | | Blackwater | GU17 0SD

Asking Price £600,000

Freehold

*Waterford's* W  
Residential Sales & Lettings



## Clarks Farm Way | Blackwater | GU17 0SD Asking Price £600,000

A four bedroom, three bathroom detached home in excellent condition throughout, with a south east facing rear garden benefitting from a home office. Offered to the market with no onward chain!

- 4 Bedroom Detached Home
- In Excellent Condition Throughout
- Home Office in the Rear Garden
- Family Bathroom, 2 Ensuites, and Downstairs Cloakroom
- Garage and Driveway Parking
- No Onward Chain

### Location

Blackwater, nestled in the heart of the Hart district, is a highly sought-after commuter town that borders Yateley. With its prime location along the A30, offering easy access to the M3 and A331, it's an ideal spot for those commuting to nearby cities. The town is known for the picturesque River Blackwater, which flows through the area, and its four beautiful woodland parks that provide ample green space for outdoor activities. Blackwater also boasts a thriving local community with public houses, independent shops, and modern business parks, creating a vibrant atmosphere. Families are drawn to the area due to its reputable schools, while frequent travellers appreciate the convenience of the station, which offers regular links to Gatwick Airport.





## Description

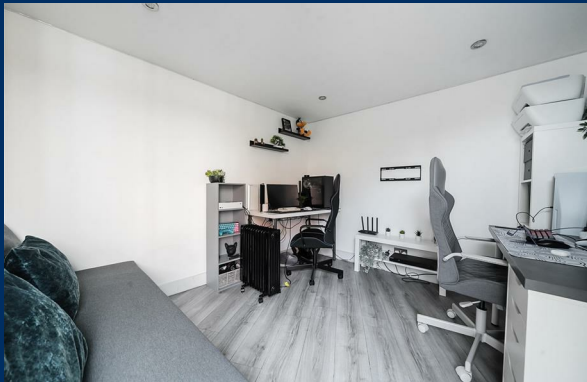
Rarely available, this four-bedroom detached home was built approximately twelve years ago by the award-winning developer, Bloor Homes. Offering contemporary living spread across three floors, the ground floor includes a convenient downstairs cloakroom, a modern front aspect kitchen, and a spacious 16'10 living/dining room with a rear aspect, providing a perfect space for family gatherings and relaxation. On the first floor, you'll find three well-sized bedrooms and two stylish bath/shower rooms, all finished to a high standard. The second floor is dedicated to the luxurious master suite, complete with a dressing area and a modern en-suite shower room, providing the ultimate retreat. This home combines modern design and functionality, making it an ideal choice for families seeking comfort and space.

## Outside

The private, south-east facing rear garden is a perfect blend of practicality and leisure. It features a versatile home office, which could easily double as a gym, offering a dedicated space for work or fitness. A decking area provides a spot to relax or entertain guests. The garden also boasts a turfed area, ideal for outdoor activities or enjoying the greenery. This thoughtfully designed garden offers an ideal setting for both work and play, making it a fantastic extension of the home.



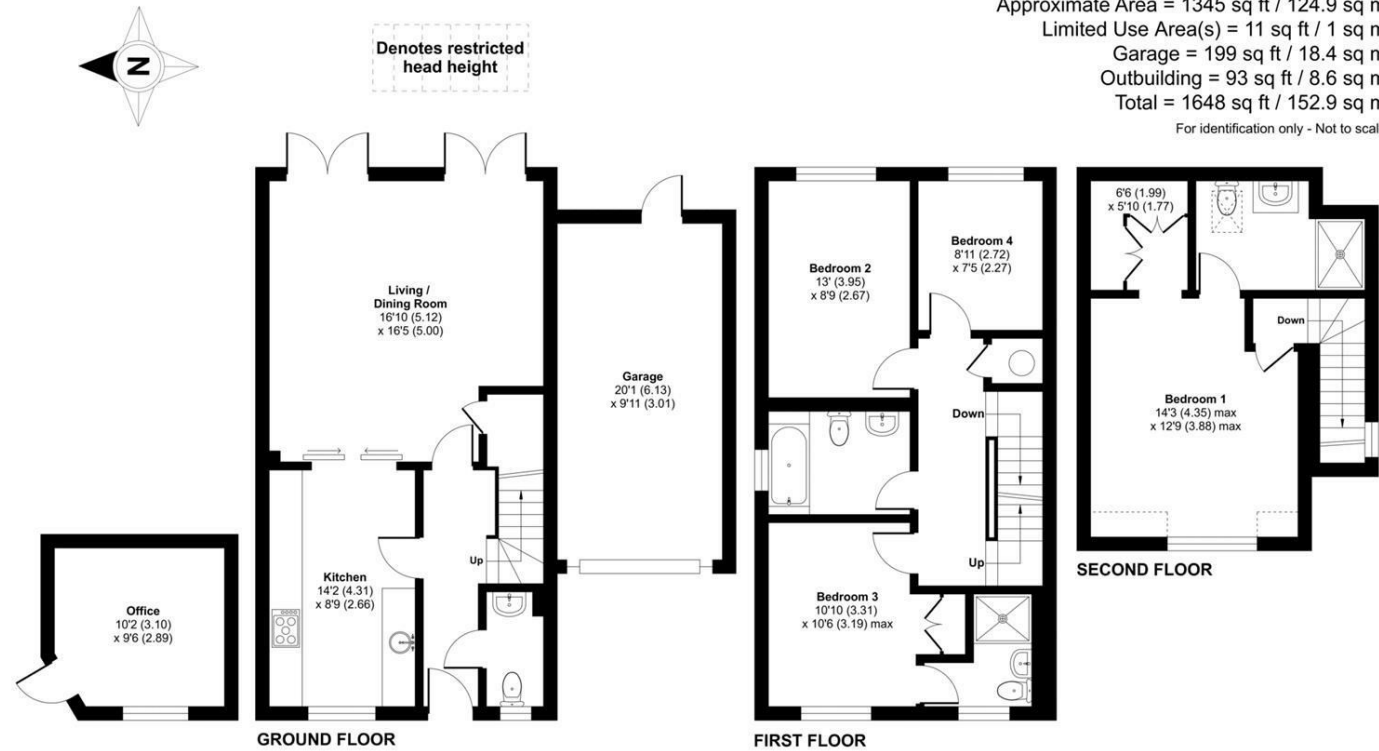




## Clarks Farm Way, Blackwater, Camberley, GU17

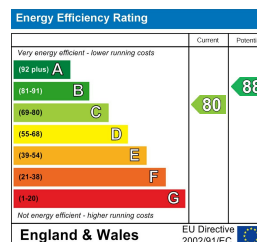
Approximate Area = 1345 sq ft / 124.9 sq m  
Limited Use Area(s) = 11 sq ft / 1 sq m  
Garage = 199 sq ft / 18.4 sq m  
Outbuilding = 93 sq ft / 8.6 sq m  
Total = 1648 sq ft / 152.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Waterfords. REF: 1248826

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