

Vicarage Road | Blackwater | Camberley | GU17 9BE

Price Guide £800,000

Freehold

Waterfords
Residential Sales & Lettings

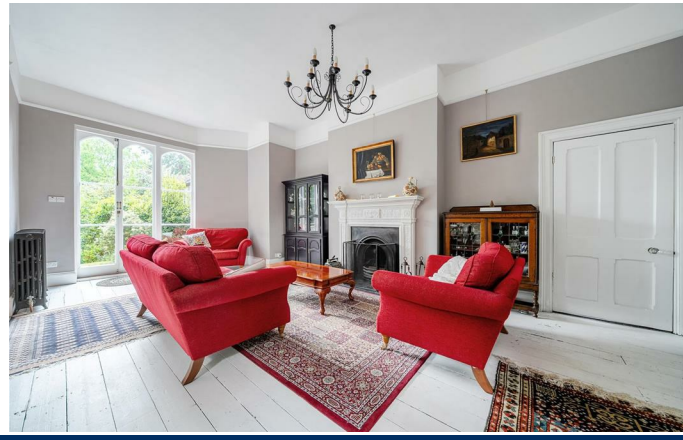
Vicarage Road | Blackwater
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WATERFORDS A charming four-bedroom Victorian manor house conversion (1850s), later divided in the 1950s, offering characterful and versatile accommodation over three floors in a secluded position with a private south-east facing garden of over 0.3 acres.

- Four-bedroom Victorian manor house conversion, originally built in the 1850s and divided in the 1950s
- Characterful living/dining room with bay window and garden access
- Principal bedroom with en-suite plus three further bedrooms and two additional bath/shower rooms
- Period features including high ceilings and original staircase
- Secluded position with over 0.3 acres of private south-east facing garden
- Kitchen/breakfast room with separate utility and cloakroom
- Lower ground floor reception room with extensive storage and flexible use
- Convenient for Camberley, Blackwater station and fast links to London Waterloo

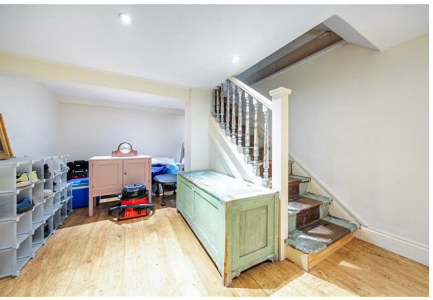
















Description

A charming and characterful four-bedroom home forming part of a Victorian manor house, believed to date back to the 1850s and later converted into individual residences in the 1950s. Occupying a secluded position with a private south-east facing garden extending to over 0.3 acres, this unique property blends period elegance with versatile family living.

Tucked away in a peaceful setting yet conveniently positioned for local amenities and excellent transport links, the property offers spacious and well-balanced accommodation arranged over three floors.

The welcoming reception hall features the original staircase and provides access to the cellar/lower ground floor. The impressive dual-aspect living/dining room is a true highlight, boasting high ceilings, a striking curved bay window and French doors opening directly onto the rear garden, creating an ideal space for both entertaining and everyday living.

The kitchen/breakfast room is fitted with a range of units, complemented by contrasting work surfaces and an integrated fridge and freezer, as well as space for freestanding appliances. This is further supported by a separate utility room and a convenient cloakroom with WC and wash hand basin.

To the first floor are four well-proportioned bedrooms and three bath/shower rooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while bedrooms three and four are served by a stylish refitted family bathroom. Bedroom two also enjoys the advantage of its own en-suite shower room.

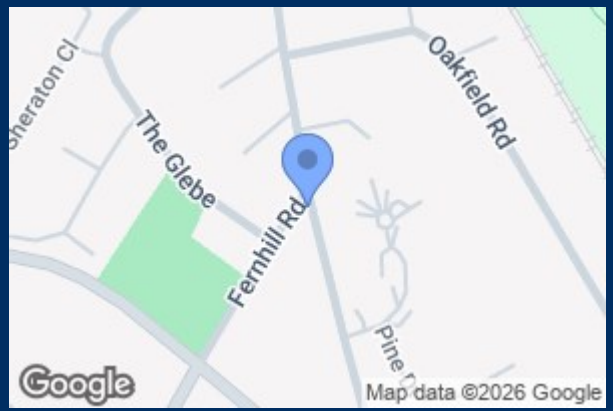
The lower ground floor provides a versatile additional reception room together with extensive storage space, ideal for use as a games room, home office, gym, wine store or hobby area.

Outside, the beautifully private rear garden enjoys a south-easterly aspect and extends to over 0.3 acres. Mainly laid to lawn with mature trees and established borders, it offers a wonderful sense of privacy, complemented by a patio area ideal for outdoor entertaining and a substantial storage shed. The property also benefits from off-road parking opposite the front of the house.

The property is conveniently situated within easy reach of several supermarkets and approximately two miles from Camberley town centre, which offers a wide range of shopping, dining and leisure facilities. Excellent transport connections include nearby Blackwater station, just a six-minute walk away, with links to Reading and Gatwick, while Farnborough mainline station provides fast services to London Waterloo in around 34 minutes. Easy access to the A30 and M3 further enhances the location for commuters.



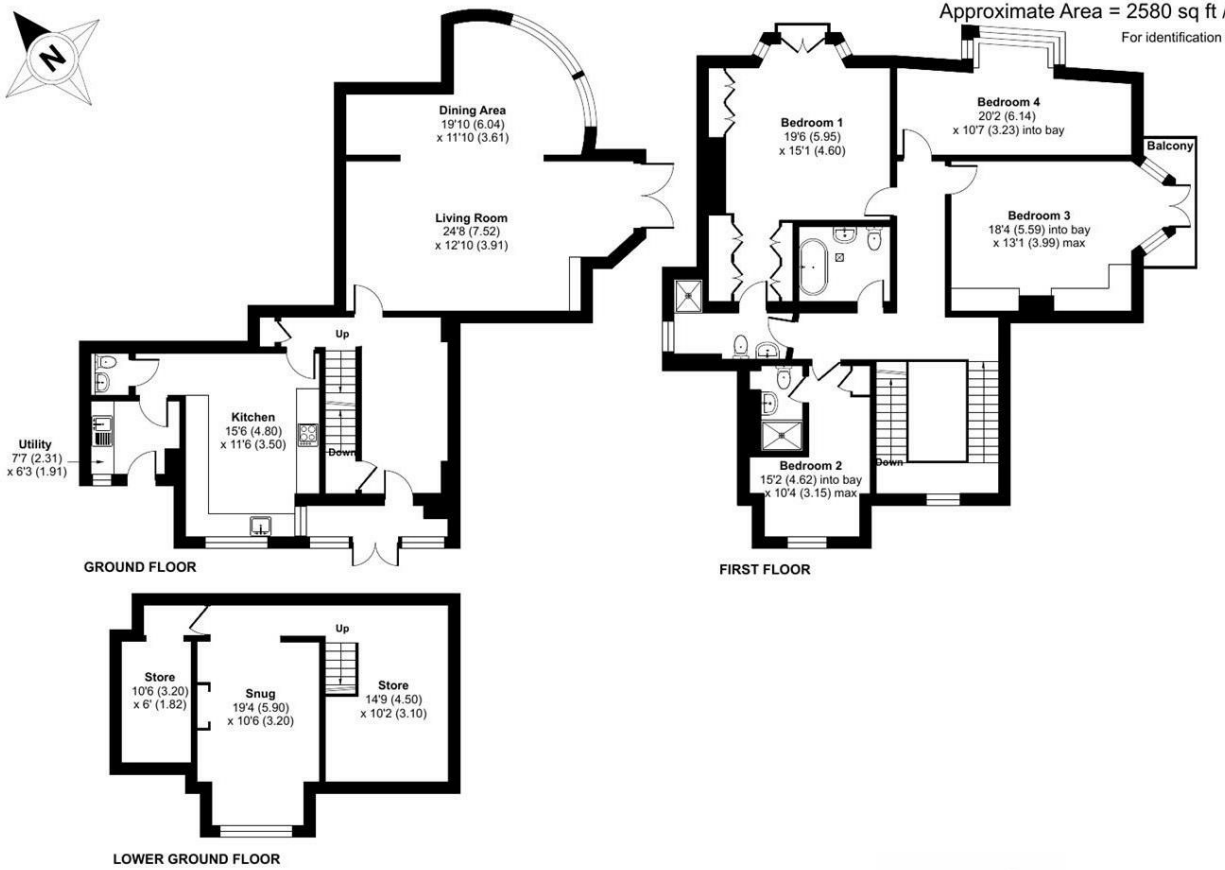




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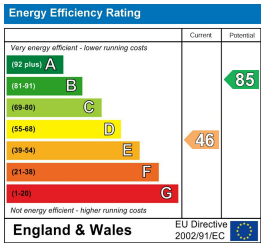
Approximate Area = 2580 sq ft / 239.6 sq m

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 2026. Produced for Waterfords. REF: 1463870

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