

London Road | Blackwater | Camberley | GU17 0AG

# Auction Guide £720,000

Freehold

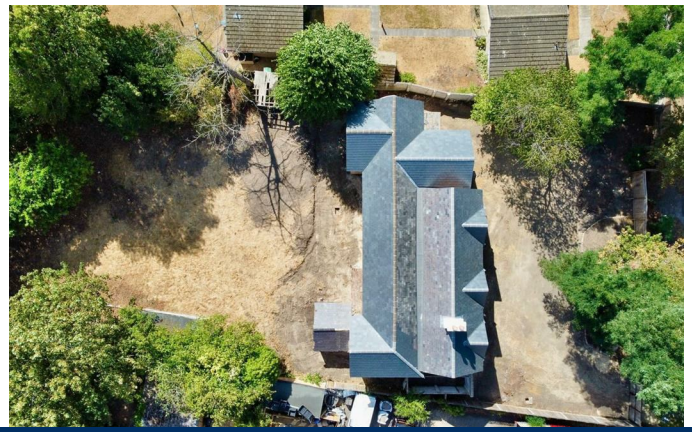
Waterfords
Residential Sales & Lettings

London Road | Blackwater
Camberley | GU17 0AG
Auction Guide £720,000

A substantial eight-bedroom detached period home offering over 4,000 sq ft of accommodation, set within generous gardens and grounds, presenting a rare opportunity for full refurbishment and potential redevelopment, subject to planning permission.

- Substantial eight-bedroom detached period property
- Generous plot extending to approx. 0.44 acres (0.18 hectares)
- Multiple reception rooms offering flexible layout options
- Potential for alternative use or redevelopment (STP)
- Immediate ‘exchange of contracts’ available
- Over 4,000 sq ft of versatile accommodation
- Requires full refurbishment with significant potential
- Large gardens with off-street parking for several vehicles
- Freehold with vacant possession
- Being sold via ‘Secure Sale’

















## Full Description

This large and highly versatile detached period residence offers extensive accommodation arranged over two floors, extending to over 4,000 sq ft, and is now in need of complete refurbishment. Occupying a generous plot within a well-regarded residential area of the town, the property presents an exciting opportunity for buyers seeking a substantial renovation project or development opportunity, subject to the necessary consents.

The existing accommodation is arranged to provide an exceptionally flexible layout, with numerous reception rooms on the ground floor including a reception hallway, kitchen, utility room, breakfast room, dining room, family room, sitting room, living room, additional reception room, snug, and study. To the first floor, there are eight bedrooms and a cloakroom/WC.

Externally, the property benefits from front and rear gardens along with off-street parking for multiple vehicles. The total site extends to approximately 0.18 hectares (0.44 acres), providing a generous footprint with potential for enhancement or alternative use, subject to planning permission.

The property is offered freehold with vacant possession. Interested parties should note that a small section of land to the north-western corner of the rear garden has previously been sold off, and buyers are advised to review the legal pack for full details prior to bidding.

This is a rare opportunity to acquire a substantial period home with significant scope for transformation, whether as an impressive single-family residence or for alternative redevelopment schemes, subject to all necessary consents.

## Strap

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £800,000. This property will be legally prepared enabling any interested buyer to secure the property
immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

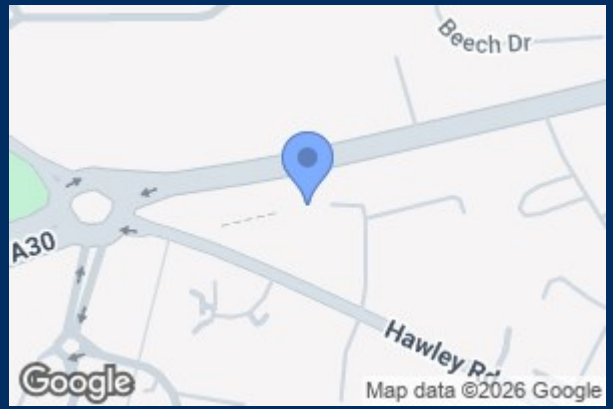
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering
procedures. Bids can be submitted at any time and f rom anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly ref erred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is conf identical to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.








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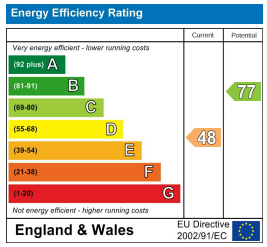
Approximate Area = 4187 sq ft / 388.9 sq m

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 2026. Produced for Waterfords. REF: 1502508

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