



Darby Green Lane | Blackwater | Camberley | GU17 0DL

£875,000

Freehold

Waterfords W
Residential Sales & Lettings

Darby Green Lane | Blackwater
Camberley | GU17 0DL
£875,000

A generous five/six-bedroom, three-bathroom detached home set on a plot approaching a quarter of an acre. The property further benefits from a garage, workshop, and ample off-street parking.

- Substantial detached family home
- Five/six bedrooms and three bathrooms
- Four large reception rooms
- Approx. 1/4 acre plot
- Spacious and versatile accommodation throughout
- Potential ground floor annexe
- Fitted kitchen with separate utility room
- Garage, workshop, and ample parking





Description

Nestled along a peaceful and highly desirable stretch of Darby Green Lane, Hollybush House is an impressive detached home that combines generous living space, privacy, and a prime setting in the sought-after village of Blackwater.

This substantial and beautifully presented five/six-bedroom family residence offers exceptionally versatile accommodation, perfectly suited to modern living.

The ground floor offers a welcoming entrance hall leading into a bright and spacious living room. A separate dining room, complete with patio doors opening onto the rear garden, provides an ideal setting for entertaining. There is also a dedicated study and a convenient downstairs cloakroom.

In addition, the property benefits from a versatile extra room that can be used as an additional reception space or a sixth bedroom. This adjoins a well-appointed three-piece bathroom, presenting excellent potential for annexe-style accommodation.

The well-appointed kitchen/breakfast room provides ample storage and generous workspace. This is complemented by a separate utility room with convenient side access.

Upstairs, there are five generously sized bedrooms, including a principal bedroom with en-suite facilities, alongside a contemporary family bathroom. The layout offers excellent flexibility for growing families or those working from home.

Externally, the property boasts a generous private rear garden. At the front, a driveway offers off-road parking for multiple vehicles and leads to a garage with an adjoining workshop.

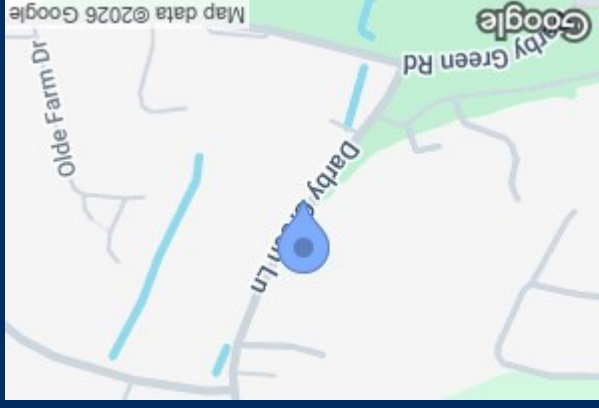
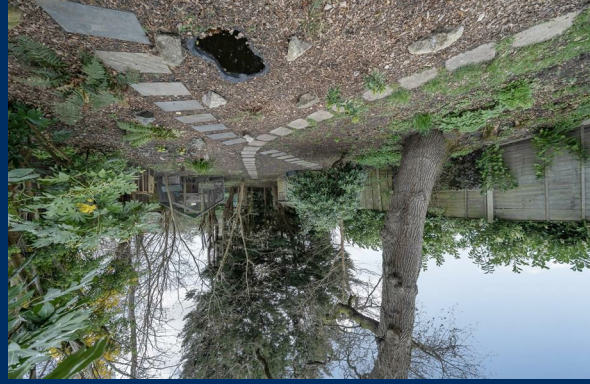
Location

Darby Green offers a perfect balance of convenience, green spaces, and excellent connections. Everyday shops and amenities are within easy reach, while The Meadows Shopping Centre in Sandhurst, just a short drive away, features a Tesco Extra, Marks & Spencer, and Next, making day-to-day errands simple. For greater variety, Camberley and Farnborough are nearby, offering high-street brands, restaurants, and leisure facilities.

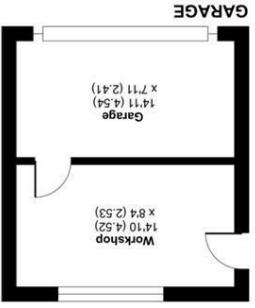
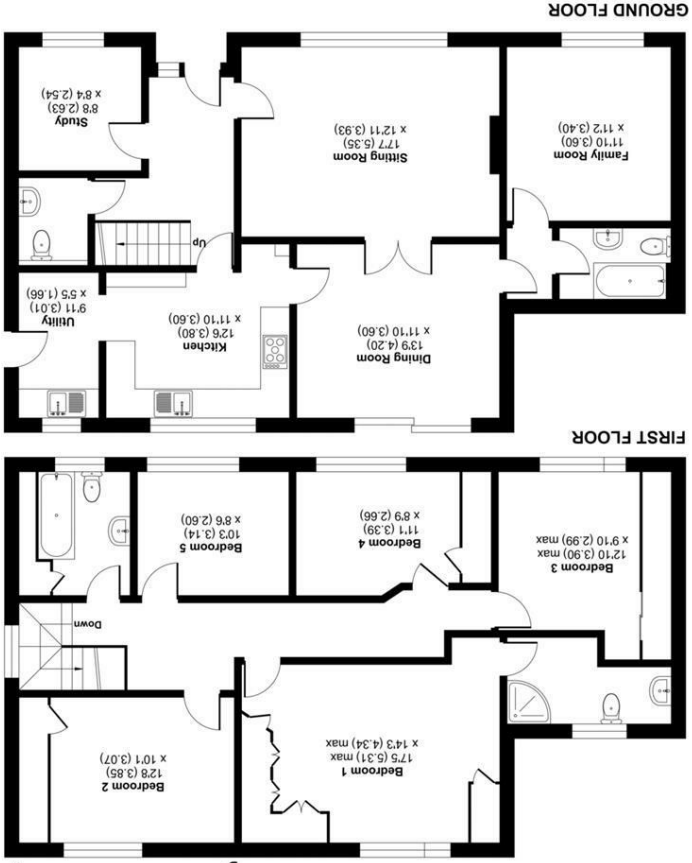
The surrounding countryside is a real highlight. Yateley Common provides vast stretches of heathland, woodland, and open space to explore, while Horseshoe Lake is ideal for scenic walks and water-based activities. The nearby Blackwater Valley Path is perfect for cycling and running, and golfers have several courses to choose from. A wide range of sports and leisure clubs cater to all ages and interests.

Commuting is convenient. Sandhurst railway station is just a 20-minute walk, with direct trains to Reading, Guildford, and Gatwick. Blackwater and Fleet stations are also close by, and road links via the M3 and M4 make travel across the region straightforward.





Energy Efficiency Rating	
Current	Potential
77	84
Very energy efficient - lower running costs (92 points) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	



Darby Green Lane, Blackwater, Camberley, GU17

Approximate Area = 2032 sq ft / 188.7 sq m
 Garage = 248 sq ft / 23 sq m
 Total = 2280 sq ft / 211.7 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
 Produced for Waterfords. REF: 143268



35 Plough Road
 Yateley
 Hampshire
 GU46 7UW
 01252 870222
 yateley@waterfords.co.uk