



The Fairway | | Camberley | GU15 1EF  
Guide Price £1,100,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

The Fairway |  
Camberley | GU15 1EF  
Guide Price £1,100,000

This extended and well proportioned family home has 5 bedrooms and 4 reception rooms and occupies a plot approaching 0.4 of an acre. The home is situated in a sought after cul-de-sac within walking distance of Tomlinscote and Ravenscote schools.

- 5/6 bedrooms
- 3/4 reception rooms
- Utility room
- Double garage
- Ensuite shower room
- Kitchen/breakfast room
- 0.37 of an acre
- Outbuildings

### Accommodation

This extended family home offers generous living accommodation and is approached by the entrance hall giving access to the double garage and a walk-in closet, stairs lead to the living accommodation and comprises a rear aspect living room with a log burning stove and patio doors opening to the garden. The home benefits from two further reception rooms, as well as a 6th bedroom or study, this has a 'Jack and Jill' bathroom. The modern kitchen/breakfast room has an excellent range of cabinets with a range of integrated appliances and a central island unit complemented by a walk-in larder, utility room and downstairs cloakroom. Upstairs, the dual aspect master bedroom has a range of built-in wardrobes and an ensuite shower room, the 4 further double bedrooms are served by a family bathroom.



0.4 of an acre



## Outside

The home occupies a plot extending to approximately 0.4 of an acre, the driveway provides parking for several cars leading to the double garage and the adjacent storage lean to. To the rear, the full width terrace has an attractive water feature, pizza oven and rockery, pathways lead to a central lawn bordered by mature borders and two timber sheds, a further pathway leads to the rear with two large timber stores, a vegetable plot and a pleasant woodland area.

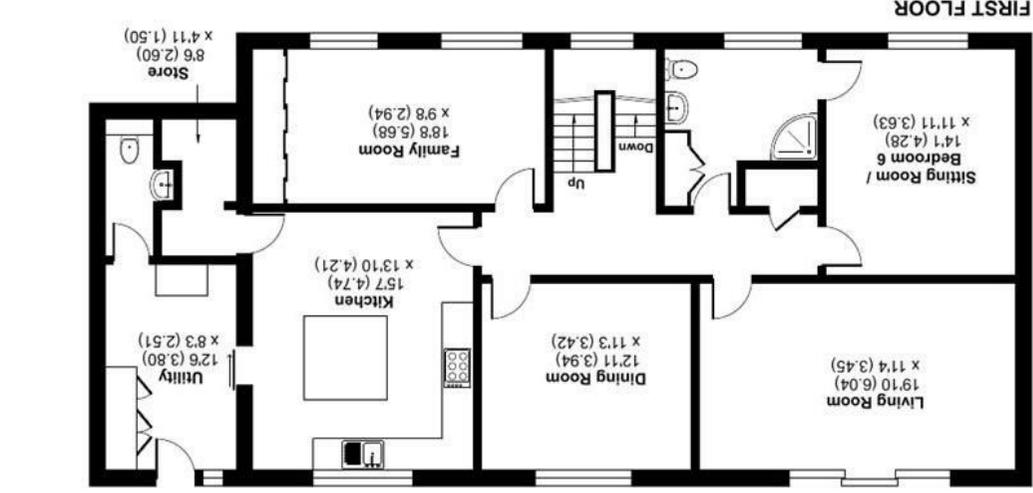
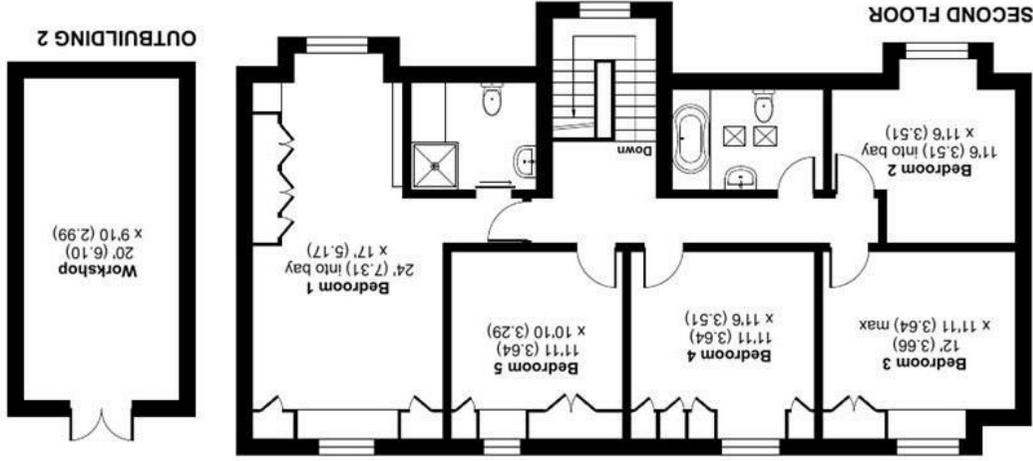
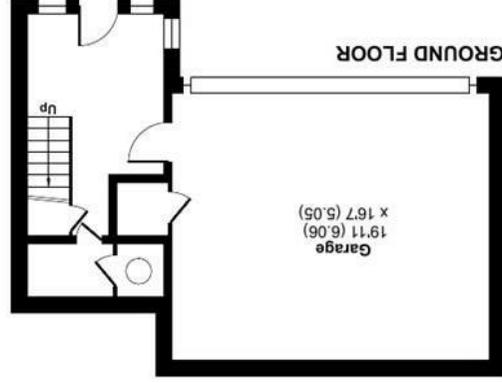
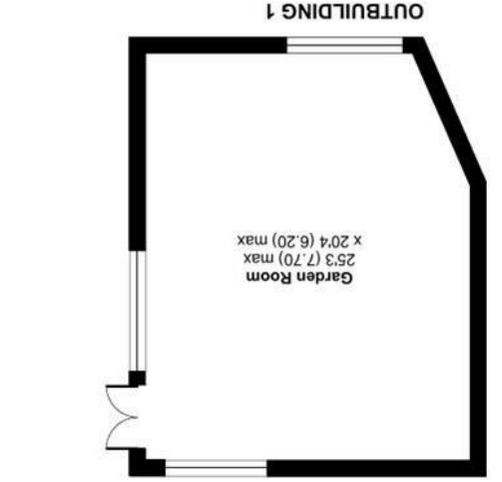
## Location

Located in a sought after location within walking distance of the highly regarded schools, namely Tomlinscote and Ravenscote. This property benefits from easy access to the M3, making it ideal for those commuting by road. The property is also a short drive from Camberley Train Station providing routes to Guildford and Ascot, along with Farnborough and Fleet Train Stations providing fast links to London Waterloo. The property is also ideally situated for Lightwater Country Park only a short drive away providing 59 hectares of heathland, woodland and meadows to explore along with a lovely Café and Pine Ridge and Camberley Heath Golf clubs are also closeby.



# The Fairway, Camberley, GU15

Approximate Area = 2693 sq ft / 250.1 sq m  
 Garage = 329 sq ft / 30.5 sq m  
 Outbuildings = 695 sq ft / 64.5 sq m  
 Total = 3717 sq ft / 345.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
73	79

Very energy efficient - lower running costs  
 A (91-93)  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20)  
 Not energy efficient - higher running costs

EU Directive 2002/91/EC  
 England & Wales

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