

# Rowan House

Crawley Ridge | Camberley | Surrey | GU15 2AD

Freehold



# Rowan House

Crawley Ridge | Camberley  
Surrey | GU15 2AD

Situated in a highly regarded residential road, this extended and well appointed 6 bedroom family home offers generous living accommodation approaching 4,000 square feet and enjoys a south facing plot of third of an acre.

- 6 bedrooms
- 5 bath/shower rooms
- Third of an acre plot
- Prime residential road
- Double garage
- 4 reception rooms
- Impressive kitchen/breakfast room
- Secluded gardens
- Private driveway
- Annexe potential

## Accommodation

This extremely well presented home benefits from a generous accommodation approaching 4,000 sq ft. The central entrance hall with full height ceiling leads to the front aspect living room with a feature fireplace. This gives access to the dual aspect dining room with glazed doors opening into the impressive kitchen/sitting/breakfast room, over 600 sq. feet of open plan living space. The sitting area, below the ceiling lantern, has a wood burner and French doors to the garden. The kitchen has a solid oak peninsular breakfast bar that complements the excellent range of cabinets and integrated appliances, a stable door leads into a 34ft utility space. The 4th reception room is currently used as a gym, with an adjacent shower/wet room and could be adapted to provide an annexe. The ground floor accommodation is further complemented by a home office with fitted units and a fitted desk with two workstations.

The first floor galleried landing leads to six bedrooms, the principal bedroom benefits from a range of fitted wardrobes, a Juliette balcony and has a stunning ensuite bathroom, the remaining five bedrooms are served by two further ensuite bath/shower rooms and a family bathroom. The landing also gives access to a 14ft laundry room with appliance space.



Immaculate  
interiors



## Outside

The property occupies a secluded third of an acre plot, and is approached by timber electric gates to a driveway providing parking for several cars and leads to a double garage. The rear garden is surrounded by attractive borders and the whole garden enjoys a southerly aspect. A feature pond and pergola is adjacent to a terrace area with a westerly aspect. To the side of the home is a courtyard area with a greenhouse, sheds and a timber store.

## Location

The property is conveniently located close to excellent local schools, including Crawley Ridge Infant and Junior Schools, as well as Collingwood Secondary School. Camberley is ideally situated 35 miles southwest of central London on the A30, with easy access to junctions 3 and 4 of the M3 motorway. Regular trains run from London to Camberley, with fast trains from Farnborough to Waterloo taking just 38 minutes. Camberley offers a variety of high street retailers, and The Atrium complex includes a nine-screen cinema, bowling alley, health & fitness club, cafés, and restaurants. Nearby, The Meadows features superstores including Marks and Spencer and Next. Additionally, Camberley Heath Golf Course, Camberley Cricket Club, and the Camberley Theatre provide excellent recreational facilities.







4,200 square feet including garage



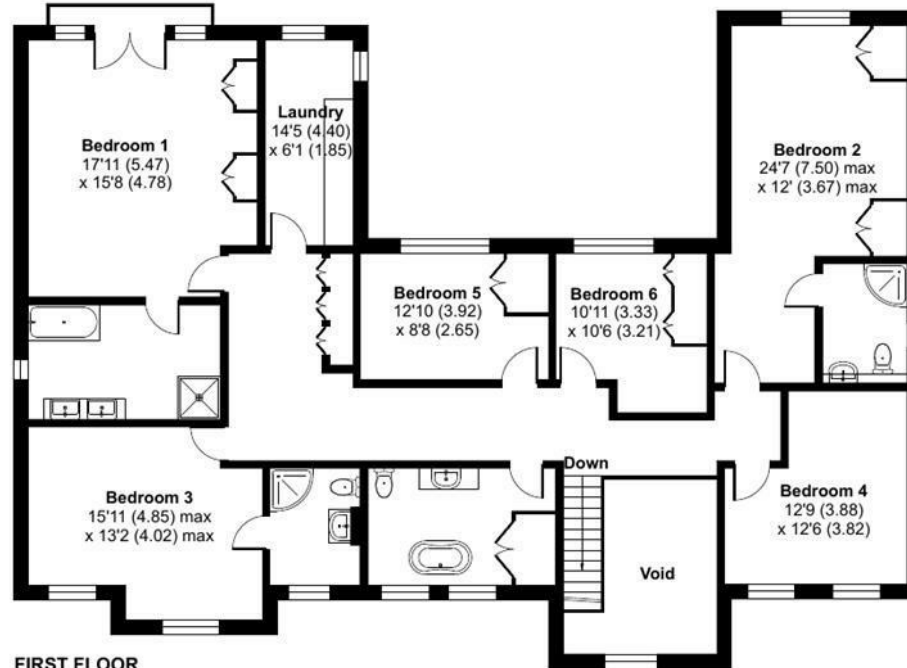
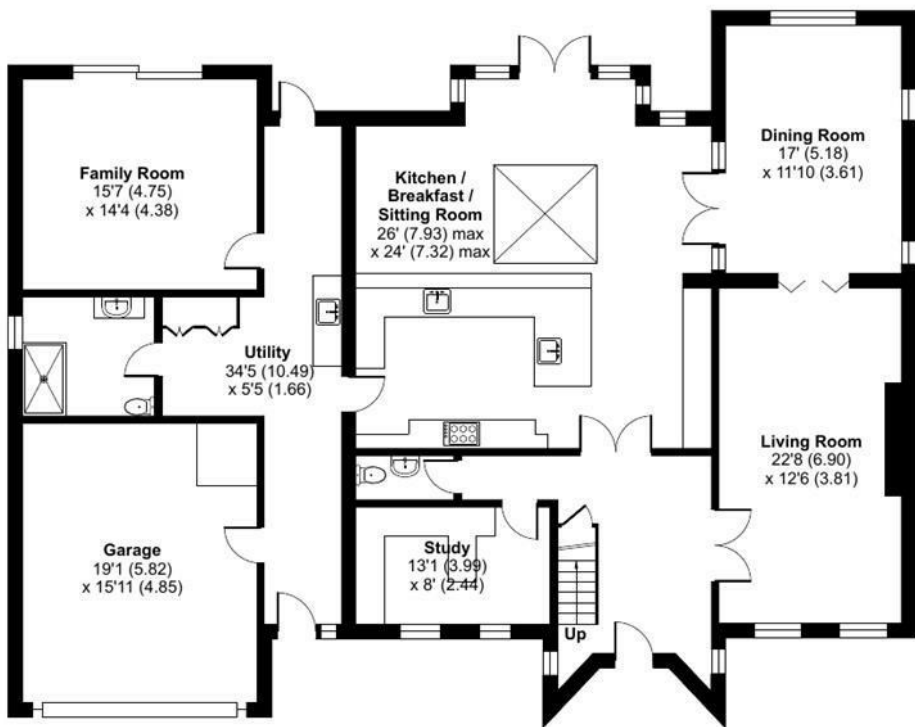
# Rowan House, Crawley Ridge, Camberley, GU15

Approximate Area = 3854 sq ft / 358 sq m (excludes void)

Garage = 306 sq ft / 28.4 sq m

Total = 4160 sq ft / 386.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	76	80
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		

EU Directive 2002/91/EC  
England & Wales

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