



Apple Tree Cottage
24 Waverley Drive, Camberley, Surrey

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Apple Tree Cottage

24 Waverley Drive, Camberley, Surrey GU15 2DL

An attractive, well-appointed detached family home with a mature private garden in a popular central setting

M3 (J4) 3.9 miles, Camberley Station 0.8 miles
(London Waterloo 73 mins) Ascot 7.2 miles
Windsor 13.8 miles, Heathrow Airport 16.8 miles
Central London 32.4 miles

Porch | Reception hall | Reception room
Conservatory | Study | Kitchen/breakfast room
Dining area | Utility | Pantry | Cloakroom
Principal bedroom with en suite bathroom
4 Further bedrooms | Family bathroom
2 Garages | Workshop | Garden | Garden store
EPC rating E

The property

24 Waverley Drive is a well-arranged detached property that offers over 2,500 sq. ft. of versatile accommodation arranged across two light-filled floors, and benefits from a sizeable plot with landscaped gardens and grounds, garages and a workshop.

The charming porch opens into an airy entrance hall with cloakroom, cloaks cupboard and a stairway to the first-floor level. From here, the expansive 24 ft. reception room is accessed, with its dark wood beams, bespoke fitted cabinets, walk-in bay window and brick built open fireplace with brick and tiled hearth. The space flows naturally into the large and striking adjoining conservatory, with its panoramic garden aspects and bi-folding doors to the rear terrace. The increasingly important study offers the ideal spot for the home worker. In addition, there is the sociable open-plan kitchen and dining space, along with a useful utility room

and a fully fitted pantry. The kitchen comprises a range of country-style cabinetry with various appliances and a central island, alongside which is a dining area flooded with natural light via double doors to the conservatory.

The roomy first floor houses a modern family bathroom and five well-proportioned and bright bedrooms with elevated views of the garden. The larger principal suite enjoys a wide range of fitted wardrobes and opens to a sleek contemporary en suite bathroom.



Outside

The property is approached via a leafy driveway with a five-bar gate opening to a generous brick-laid forecourt to the front of the home. From here the attached pair of garages with electric doors, store and workshop are accessed. Brick-built walls with inset wrought-iron railings enclose tall palm trees and evergreens, with a wealth of mature shrubbery and trees encircling the entire plot and offering maximum privacy. The spacious private wrap-around garden also enjoys multiple paved sun terraces and curved and bordered level lawns with a wealth of colourful planting.

Location

The property is situated within one of Camberley's most desirable locations, with easy access to the town's many conveniences including shops, recreational amenities, schools, sports facilities and a wealth of scenic walks at Swinley Forest and Barossa Common. The mainline railway station links to London Waterloo, with convenient road links via the A30 and M3. Ascot Windsor and Guildford are also within easy reach, offering a plethora of dining, leisure and shopping facilities. The area offers a good selection of noted independent schools including Barfield, Edgeborough, Salesian College and Farnborough Hill.



Floorplans

Main House internal area 2,527 sq ft (235 sq m)

Garages internal area 470 sq ft (44 sq m)

Workshop internal area 84 sq ft (8 sq m)

Store internal area 76 sq ft (7 sq m)

Total internal area 3,157 sq ft (293 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Directions

From Strutt & Parker's Sunningdale office, head north-west on Chobham Road (B383) and turn left, following the A30 for 5 miles and proceeding onto the A325. At the roundabout, take the fourth exit onto Crawley Hill then turn left onto Claremont Avenue. Turn right in 0.2 miles and the property will be on the left.

General

Local Authority: Surrey Heath Borough Council -
Tel: 01276 707100

Services: Mains electricity, gas, water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,195,000

****Agents note:** the vendor of this property is a relative of an employee of Strutt & Parker

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