



Brackendale Close | Camberley | Surrey | GU15 1HP



Brackendale Close, Camberley, Surrey, GU15 1HP

Tucked away within one of Camberley's most desirable private roads, this exceptional detached family residence combines classic cottage-style charm with modern luxury, all set within a generous and beautifully landscaped plot. Every detail of this home has been thoughtfully enhanced by the current owners, resulting in a property that delivers both warmth and sophistication.

Approached via a sweeping driveway with parking for multiple vehicles, the property immediately impresses with its inviting façade and immaculate presentation. Inside, a spacious entrance hall with a cloakroom sets the tone for the home's refined interior. The ground floor flows seamlessly through a series of beautifully appointed living spaces featuring travertine and oak flooring.

The dual-aspect living room enjoys an abundance of natural light, creating a welcoming space for relaxation or entertaining. The modern L-shaped kitchen and dining room form the heart of the home — a stylish and functional area perfect for family gatherings. A versatile study/playroom and a practical utility room complete this level, ensuring the home meets every family need.

Upstairs, the expansive main suite provides a peaceful retreat, featuring fitted wardrobes, a generous en-suite bathroom with separate bath and shower, and an additional double-length walk-in wardrobe. The remaining three double bedrooms are equally well-appointed, with bedroom two benefiting from dual-aspect windows and built-in storage. A large family bathroom, again featuring a bath and walk-in shower, serves the additional bedrooms in style.

To the rear, the property truly comes into its own. A large, covered veranda area creates a year-round entertaining space complete with an impressive outdoor kitchen. Beyond lies the meticulously landscaped, south-west facing garden — a sanctuary of mature trees, colourful perennials, and sculpted borders. The setting is enhanced by an external office, two wooden cabins, and a substantial greenhouse, offering versatility for work, leisure, or creativity.

While already a substantial and impeccably finished home, there remains further scope to extend or reconfigure, subject to the usual planning consents — allowing future owners to tailor the space to their specific needs.

Location

Brackendale Close is ideally positioned for family living, within easy reach of highly regarded schools including Prior Heath, Ravenscote, and Tomlinscote. Excellent amenities such as Frimley Park Hospital, Lightwater Country Park, and Camberley's bustling town centre are all close by. Commuter access is also convenient, with the M3 and mainline train services within easy reach.



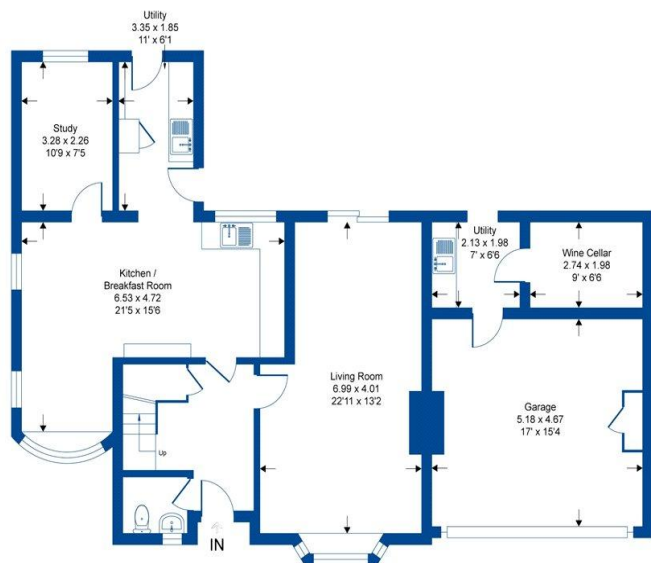




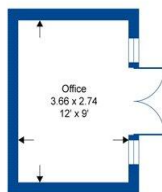


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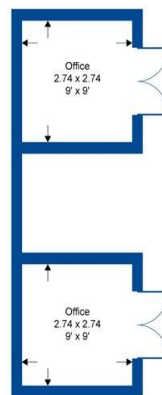
Approximate Gross Internal Area = 172.8 sq m / 1861 sq ft
 Approximate Garage Internal Area = 35.8 sq m / 386 sq ft
 Approximate Outbuildings Internal Area = 25 sq m / 270 sq ft
 Approximate Total Internal Area = 233.6 sq m / 2517 sq ft
 (excludes restricted head height)



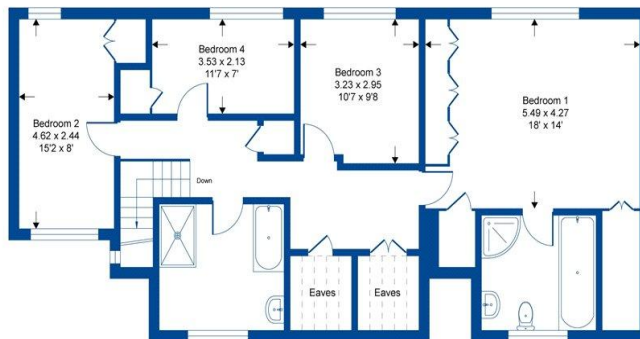
Ground Floor = 79.8 sqm / 860 sqft



Outbuilding 1 = 10 sqm / 108 sqft



Outbuilding 2 / 3 = 15 sqm / 162 sqft



First Floor = 92.5 sqm / 996 sqft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





66 Park Street, Camberley, Surrey, GU15 3PT
01276581850 sales@seymours-camberley.co.uk
www.seymours-estates.co.uk

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