



Lansdowne Road | Frimley | Camberley | GU16 9UW





Lansdowne Road, Frimley, Camberley, GU16 9UW

An impressive and beautifully proportioned family residence occupying a generous corner plot on one of Frimley's most sought-after residential roads. Offered to the market with no onward chain.

This substantial home provides over 2,600 sq ft of versatile accommodation, including a detached studio outbuilding, and is ideally suited to modern family living, home working and entertaining.

Upon entering, the ground floor unfolds into a series of well-defined yet seamlessly connected reception spaces. The spacious living room, centred around a charming log burner, offers a warm and inviting retreat, while the formal dining room provides an elegant setting for family gatherings and entertaining.

At the heart of the home lies a superb kitchen/breakfast room, thoughtfully designed for both everyday living and social occasions. The kitchen features an extensive range of painted shaker-style cabinetry, complemented by stone work surfaces and a striking central island incorporating additional storage and seating. A range-style cooker forms a focal point, while generous preparation space, integrated appliances and excellent natural light from multiple windows create a practical yet stylish environment. There is ample room for informal dining, making this an ideal hub for family life.

The kitchen is further complemented by a separate family room/sixth bedroom, enhancing the flexibility of the ground floor. A utility room and cloakroom complete the layout, providing excellent day-to-day practicality.

To the first floor are five well-proportioned bedrooms, including a particularly impressive principal bedroom boasting excellent floor space, a comprehensive range of fitted wardrobes and a luxurious four-piece en suite. The remaining bedrooms offer versatility for children, guests or home office use, all served by well-appointed bathroom facilities.

Externally, the property is approached via St Catherine's Road, where a gravel driveway provides parking for multiple vehicles. Planning permission has been approved to build a double garage (24/0214/FFU)

Directly opposite the house is a pleasant woodland area, ideal for dog walkers and those who enjoy outdoor pursuits, while Frimley Green and the Basingstoke Canal are also within easy reach.

The west-facing garden enjoys a high degree of privacy and offers an excellent space for outdoor entertaining and family enjoyment. A detached studio outbuilding further enhances the property's appeal, providing an ideal space for home working, a gym or creative use.

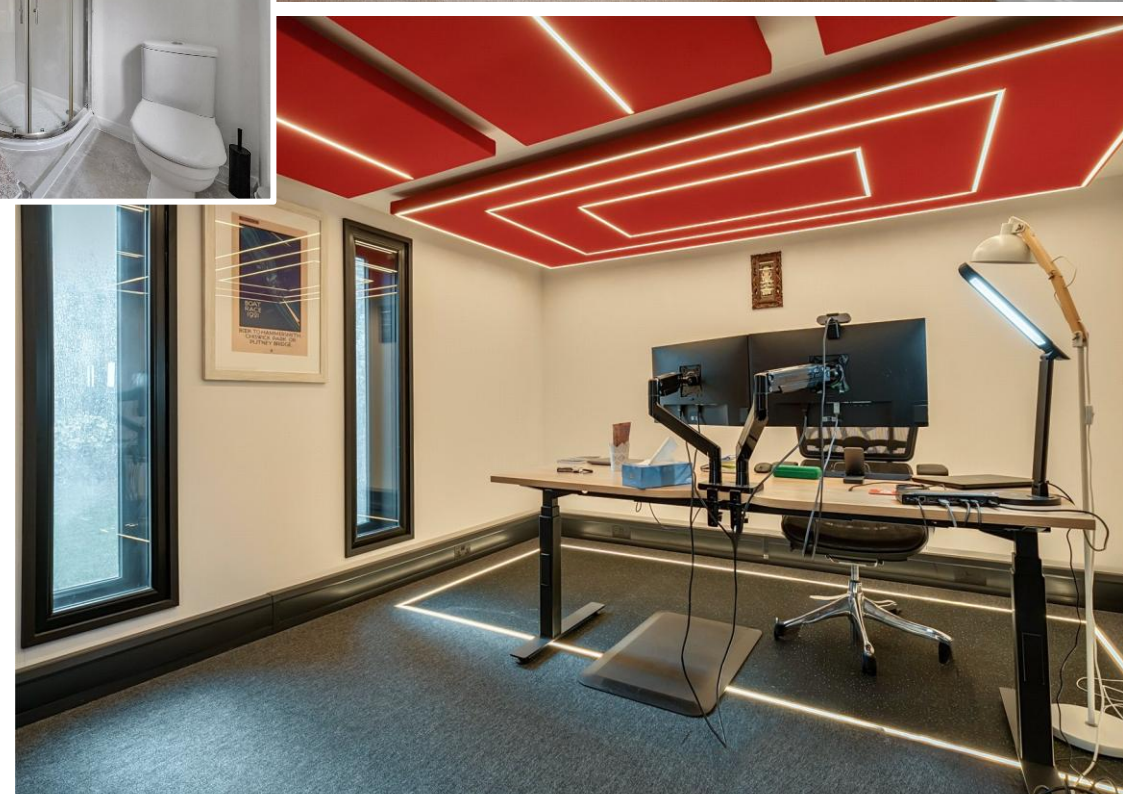
The popular village of Frimley sits in the north-west corner of Surrey, bordering Camberley and Farnborough, Hampshire. The village high street offers a selection of local shops and restaurants, while nearby Camberley provides a wider range of amenities, including The Atrium shopping centre, restaurants, bars, a cinema complex and leisure facilities.

One of Frimley's key attractions is its highly regarded schooling, catering from nursery through to sixth form, with many schools benefitting from favourable Ofsted reports and convenient access.

Transport links are excellent, with the A331 Blackwater Valley Relief Road connecting to the M3 at Junction 4 and the A31 towards Farnham. Frimley and Camberley mainline stations offer regular rail services, making the area ideal for commuters.









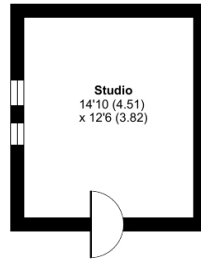
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Approximate Area = 2434 sq ft / 226.1 sq m

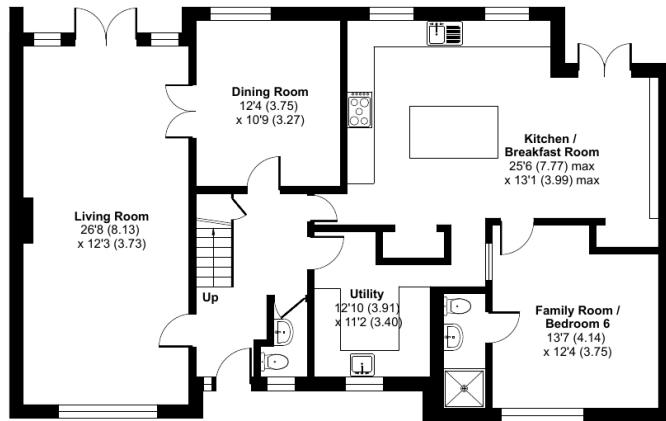
Outbuilding = 185 sq ft / 17.1 sq m

Total = 2619 sq ft / 243.2 sq m

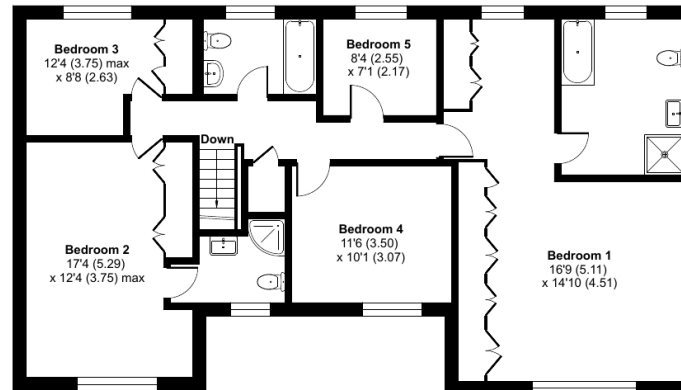
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Seymours Estate Agents. REF: 1406339





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