



Woodend Road | Deepcut | Camberley | GU16 6QH





Woodend Road, Deepcut, Camberley, GU16 6QH

Situated behind electric gates and occupying a beautifully secluded plot of approximately 0.25 acres, this exceptional detached family home offers over 2,500 sq. ft. of versatile accommodation, complete with a detached self-contained annexe, extensive garaging and outstanding potential for further enlargement, subject to the usual planning consents.

Set well back from the road and approached via a substantial gravel driveway providing parking for numerous vehicles, the property immediately conveys a sense of privacy and exclusivity. The accommodation has been thoughtfully designed for modern family living, with well-proportioned reception rooms offering flexibility for both entertaining and everyday life.

The heart of the home comprises a contemporary kitchen with adjoining dining room, complemented by two generous reception rooms, allowing families to create separate living, entertaining or home-working spaces. A utility room and cloakroom complete the ground floor.

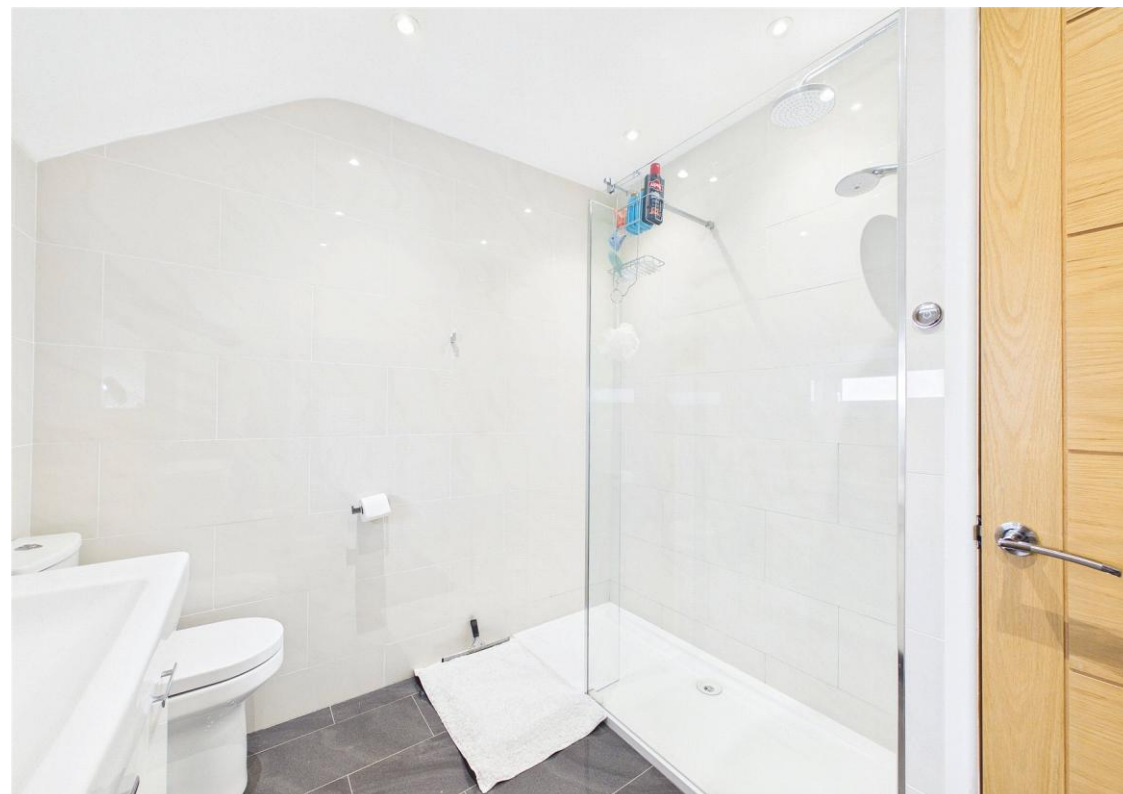
Upstairs, the property offers four well-proportioned bedrooms, including a principal suite with en-suite, alongside a stylish family bathroom.

One of the home's standout features is the detached self-contained annexe, providing independent living accommodation with its own kitchen/living area, bedroom and shower room. Perfect for multi-generational living, dependent relatives, older children, visiting guests or those working from home, it offers excellent flexibility rarely found in properties of this calibre.

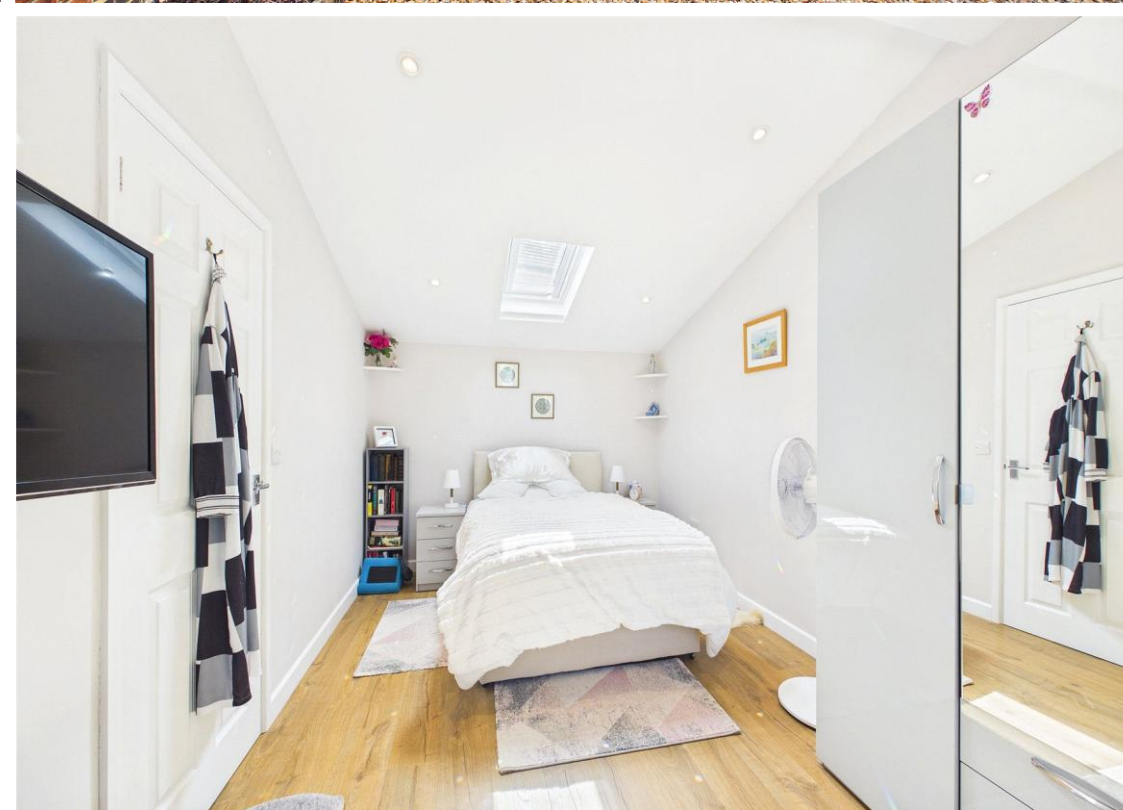
Further enhancing the property's appeal is the substantial detached triple garage. Subject to the necessary planning permissions, there is clear potential to create further accommodation above the garage, making this an exciting long-term proposition for growing families.

The gardens are undoubtedly one of the home's defining features. Occupying approximately a quarter of an acre, the rear garden enjoys an excellent degree of privacy and features an expansive lawn, generous entertaining terrace, mature planting, a substantial summer house and two large storage sheds, providing excellent versatility for hobbies, storage or garden equipment.

Woodend Road is a highly regarded residential address in Deepcut, offering a balance of privacy and convenience. Local amenities, schools, woodland walks and transport links are all within easy reach, while Camberley, Farnborough and the M3 provide excellent connectivity for commuters. Nearby parks, open spaces and recreational facilities further enhance the lifestyle on offer.













Ground Building 1



Floor 1 Building 1



Ground Building 2



Ground Building 3



Ground Building 4



Approximate total area⁽¹⁾

2571 ft²
238.9 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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