



Saddleback Road | Camberley | Surrey | GU15 4BT





Saddleback Road, Camberley, Surrey, GU15 4BT

Thoughtfully extended and comprehensively modernised by the current owners, this impressive three bedroom family home offers a superb combination of contemporary style, generous proportions and highly versatile accommodation.

The ground floor has been carefully designed around modern family living, with a particularly impressive open-plan kitchen, dining and living area creating an excellent hub for both everyday life and entertaining. The generous living area benefits from a light and spacious feel, while a separate reception room provides a quieter and more intimate space. A well-appointed utility room with cloakroom adds further practicality.

Upstairs, the property provides three well-proportioned bedrooms, including two generous principal rooms, alongside a family bathroom. The accommodation has been arranged with flexibility in mind, making it equally well suited to family life, guests or those requiring additional space for hobbies or home working.

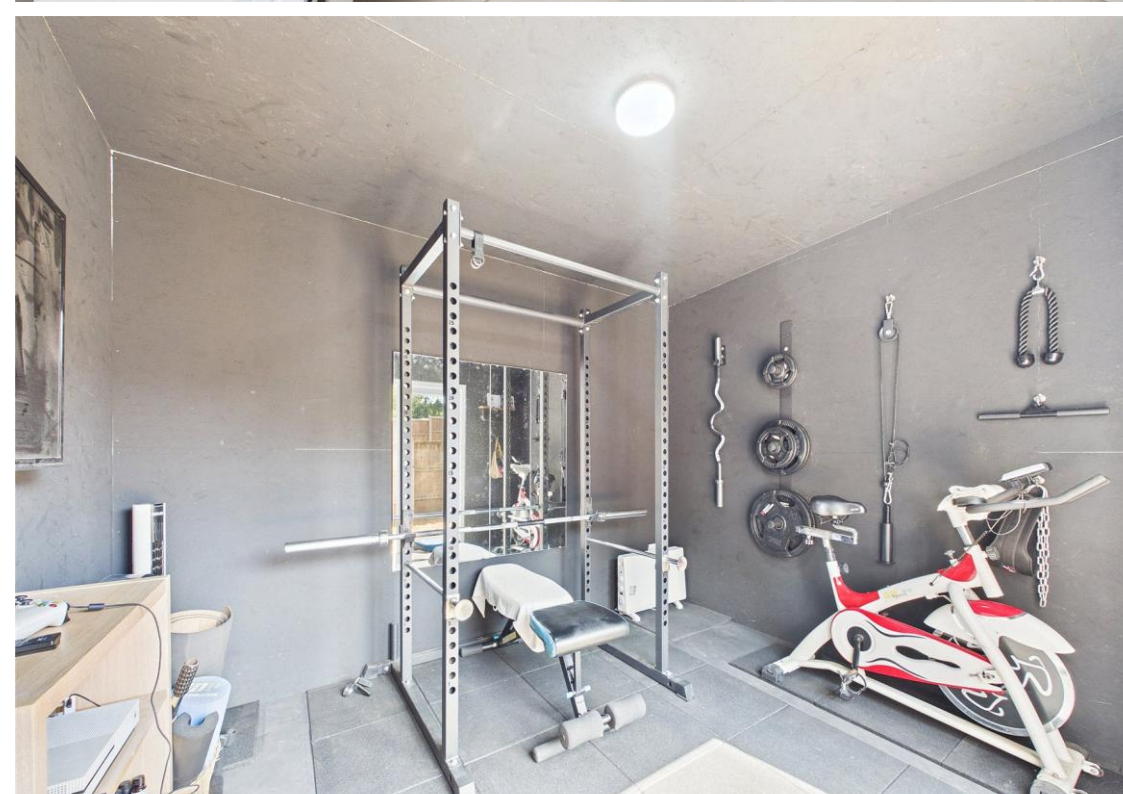
Further enhancing the property is a substantial separate building, currently arranged as a dedicated office, gym and storage shed. This is a fantastic addition for modern lifestyles, offering excellent scope for home working, exercise, hobbies or other flexible uses.

The current owners have created a home that combines the character and proportions of an established property with the benefits of a considered modernisation and extension. The result is a stylish and adaptable home with approximately 1,253 sq ft (116.4 sq m) of accommodation.

Located in a popular part of Camberley, the property provides a well-balanced lifestyle, combining excellent internal accommodation with versatile ancillary space and convenient access to the area's amenities, green spaces and transport connections.



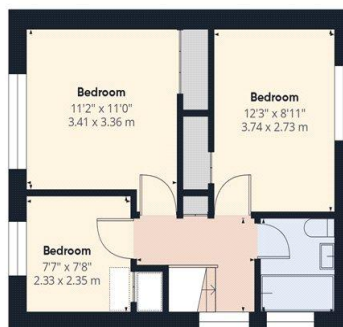








Ground Building 1



Floor 1 Building 1



Ground Building 2



Approximate total area⁽¹⁾
1253 ft²
116.4 m²

(1) Excluding balconies and terraces

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		
55-68	D	68 D	83 B
39-54	E		
21-38	F		
1-20	G		



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