



Flat 4 Yarrows, 23 Church Hill
Camberley, Surrey, GU15 2HA

£350,000 Guide Price

Property details

-  3 bedrooms
-  1 baths
-  EPC Rating D
-  1207 sq. ft

Occupying over 1,200 sq ft a substantial first-floor apartment forming part of an attractive Victorian house, originally built as a private residence and converted into flats during the 1950s.

Retaining the generous proportions and character associated with its period origins, the property offers a rare combination of space, flexibility, parking and outside amenity, together with the benefit of a share of the freehold.

The apartment is entered via a spacious hallway which leads to the well-proportioned accommodation. At the heart of the home is the impressive 19'6" x 16'6" living room, a particularly generous reception space offering ample room for both comfortable seating and dining. Large windows provide plenty of natural light and complement the substantial proportions.

The separate kitchen is conveniently located adjacent to the living accommodation and provides a practical space for everyday living.

There are three bedrooms, offering excellent flexibility for a variety of requirements. The principal bedroom is an impressive 15'8" x 14'10", while the second bedroom is an exceptionally generous 13'8" x 17'1". The third bedroom/study could readily serve as a home office, nursery, dressing room or bedroom.

The property has also benefited from important improvements by the current owner, including a new boiler and the replacement of the sash windows, combining improved comfort and efficiency with the retention of the property's period character.

One of the property's particular strengths is its excellent range of ancillary space and parking.

The apartment comes with a private garage, together with two allocated parking spaces, providing considerably more parking than is commonly available with apartments.

Residents also have access to well-maintained communal gardens, providing an attractive area of greenery and a pleasant outdoor environment to enjoy. In addition, there is a communal basement providing useful storage space.

Set back from Church Hill and approached via a private driveway, the property enjoys a peaceful and secluded setting while remaining conveniently located for local amenities and excellent schools, including Prior Heath Infant, Crawley Ridge Infant & Junior, Ravenscote Junior and Collingwood Secondary Schools.

Camberley is approximately 35 miles south-west of central London, with excellent road links via the A30 and M3 junctions 3 and 4. Rail services provide convenient access to London, with fast trains from nearby Farnborough reaching Waterloo in around 45 minutes.

Camberley offers a wide range of shops, cafés and restaurants, with The Atrium providing a cinema, bowling, fitness facilities and further dining options. The Meadows offers additional retail provision, including Marks & Spencer and Next.

Leisure facilities include Camberley Heath Golf Club, Camberley Cricket Club and Camberley Theatre, with the surrounding Surrey countryside offering further opportunities for outdoor pursuits.

Council tax band: C

Local authority: Surrey Heath

Tenure: Share of Freehold

Viewings

By appointment only

[01276581850](tel:01276581850) / sales@seymours-camberley.co.uk

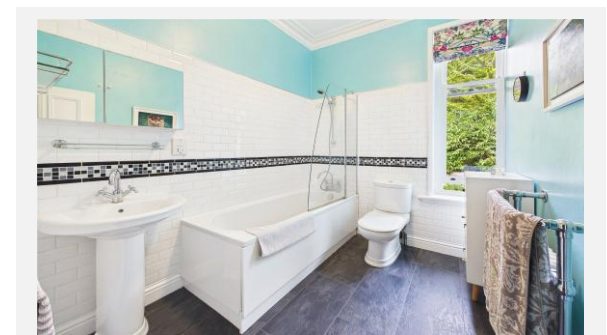


Three bedroom share of
freehold apartment

Private garage plus two
allocated parking spaces



Floorplan



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