



**MIDDLETON ROAD | CAMBERLEY**

  
**Platinum  
Homes**  
BY BRIDGES





## The Property

Offered to the market for the first time in a generation, this stunning "Arts and Crafts" style property dating back to the 1920s occupies one of the largest overall plots within walking distance of Camberley town centre.

Boasting over three quarters of an acre and almost 4,000 square feet in total accommodation, the property retains many character features including exposed fireplaces, high ceilings, and picture rails. There are three separate reception rooms, a refitted kitchen/breakfast room, cloakroom and a utility room, approached via a grand hallway and two staircases to the first floor.

Moving upstairs there are five bedrooms and two bath/shower rooms. The principal suite is of particular note, measuring 23' and offering en suite facilities along with a substantial study space with fitted units.

The property has undergone numerous improvements in recent years, which include a new coating on the external walls, a new driveway and gates, a replacement boiler and an extensive patio to the rear and side. The replacement double glazed windows have been updated over the years as required.

## Outside

Chestnuts occupies a plot measuring 0.79 acres, offering a high degree of privacy.

The rear garden offers a re-laid area of patio leading to the lawned area rising up. Much of the plot is laid to bush and rhododendrons with an enormous space for a family to enjoy. There is a substantial landscaped area to the side which could be converted into a swimming pool and various outbuildings.

The property is approached via an 'in-out' driveway offering parking for over a dozen vehicles, completed by a detached double garage.







## Features

- Five Bedrooms
- Three Reception Rooms
- Two Bathrooms
- 'In-Out' Driveway
- Detached Double Garage
- Landscaped Gardens
- 0.79 Acre Plot
- EPC: D (55)
- Council Tax Band: G

## Contact

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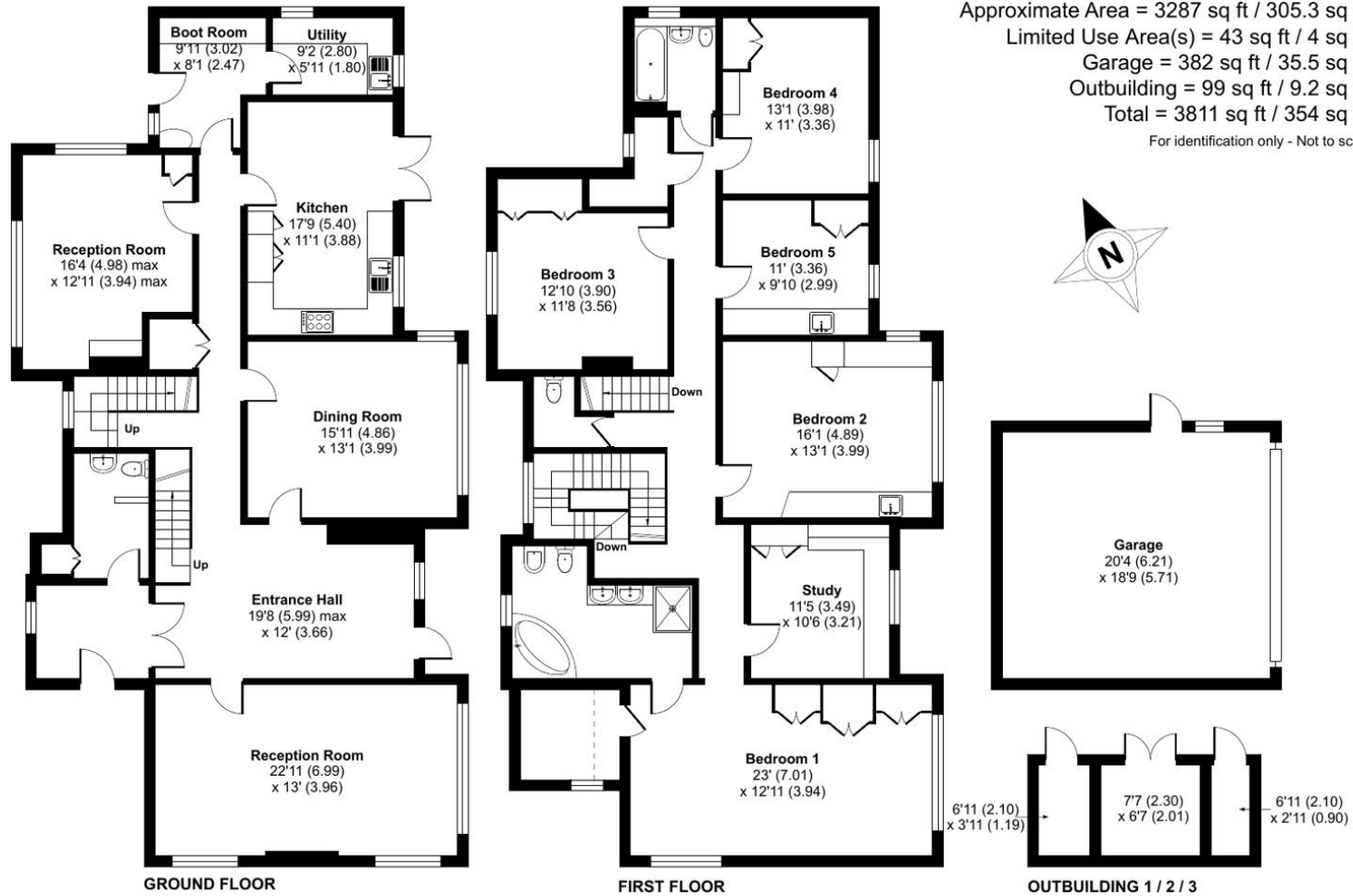
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# Chestnuts Middleton Road, Surrey, GU15

Approximate Area = 3287 sq ft / 305.3 sq m  
 Limited Use Area(s) = 43 sq ft / 4 sq m  
 Garage = 382 sq ft / 35.5 sq m  
 Outbuilding = 99 sq ft / 9.2 sq m  
 Total = 3811 sq ft / 354 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477

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