



COOLARNE RISE | CAMBERLEY


**Platinum
Homes**
BY BRIDGES



The Property

Situated in a highly prestigious cul-de-sac location, this well appointed detached family home occupies an overall plot of 0.35 of an acre and offers a high degree of privacy to all sides due to its elevated position. Offering an abundance of natural light due to its dual aspect views, the property is a fantastic space for the family to grow.

Boasting well over 3,000 square feet of total accommodation, the property lends itself perfectly to entertaining with a 34' open plan kitchen/dining/living area being a particularly impressive space, complete with bi-folding doors to a sun deck. Additionally, there is a 20' reception room, double bedroom/family room, utility room and a high specification shower room. To the first floor there are three double bedrooms and three shower rooms. Bedroom One measures 29' maximum in length, has en suite facilities, and a southwest facing balcony.

Both junctions three and four of the M3 motorway are within close proximity, as are both Camberley and Bagshot, prestigious local schools, and amenities. Heathrow Airport is thirty minutes away, just along the M3/M25 corridor.



Outside

Occupying an overall plot measuring 0.35 acres, this property provides potential to add further parking/another driveway to the southeast corner of the plot.

There is seclusion to all sides with a timber built 19' summer house and a detached double garage.

Further to this, there is driveway parking for several vehicles and a bonus room above the garage providing additional space for guest accommodation if required.



Features

- Four Double Bedrooms
- 35' Open Plan Kitchen
- Four Bath/Shower Rooms
- Summer House
- Double Garage
- 0.35 Acre Plot
- Prestigious Location
- EPC: D (60)
- Council Tax Band: G

Contact

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Coolarne Rise, Surrey, GU15

Approximate Area = 2399 sq ft / 222.9 sq m

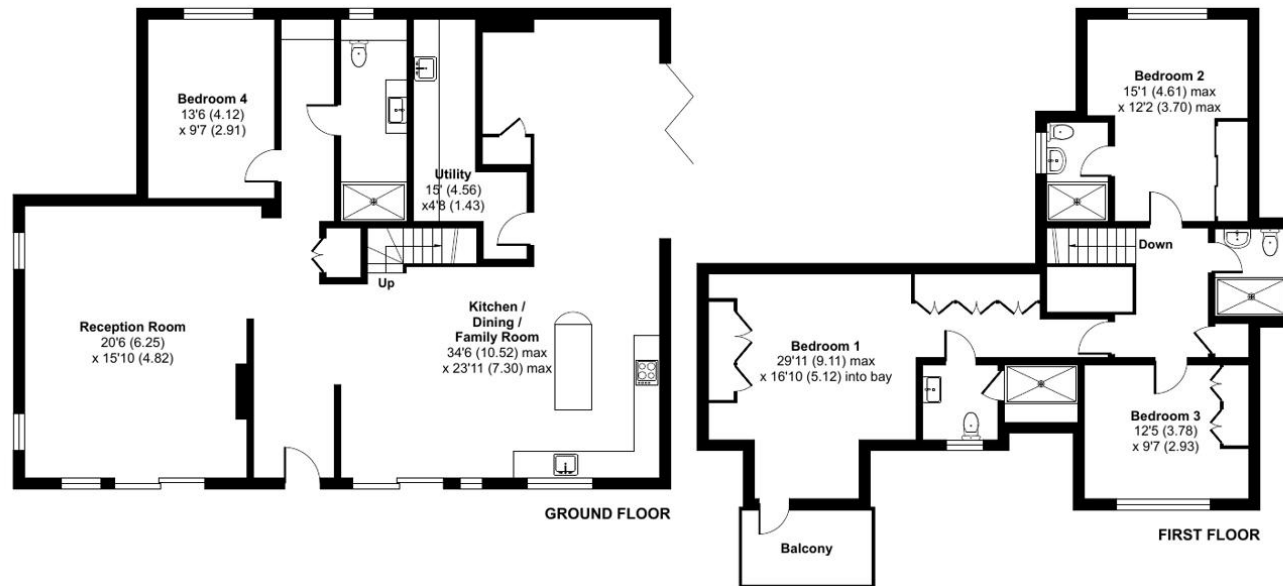
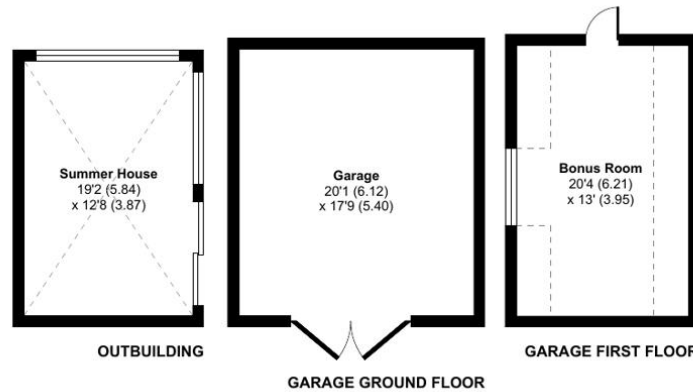
Limited Use Area(s) = 92 sq ft / 8.5 sq m

Garage = 528 sq ft / 49 sq m

Outbuilding = 243 sq ft / 22.6 sq m

Total = 3262 sq ft / 303 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). © nichecom 2024.
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