





OUT OF TOWN

Springfield Road • Camberley • Surrey GU15 1AE

*Ascot 6.6 miles ♦ Windsor 13 miles ♦ Guildford 12 miles
M3 (J3) 4 miles Central London 35 miles
(Distances approximate)*

Accommodation and amenities

Entrance hall ♦ Snug ♦ Dining room ♦ Study/bedroom 5 ♦ Kitchen/sitting room
Utility room ♦ Gymnasium ♦ Hamam steam room ♦ Games room
Climate controlled wine cellar

Spacious master bedroom suite with dressing room and luxurious bathroom
Excellent guest bedroom suite with dressing room, walk in wardrobe,
en suite bathroom and balcony, 2 further bedroom suites

Garaging for 2 cars

Heated swimming pool ♦ Pool house with storage and changing room

Stunning landscaped gardens and grounds backing on to
Camberley Heath golf course

For Sale Freehold

Approximate gross internal floor area 5,533 sq ft (514 sq m)
In all about 0.78 acre (0.3 hectares)

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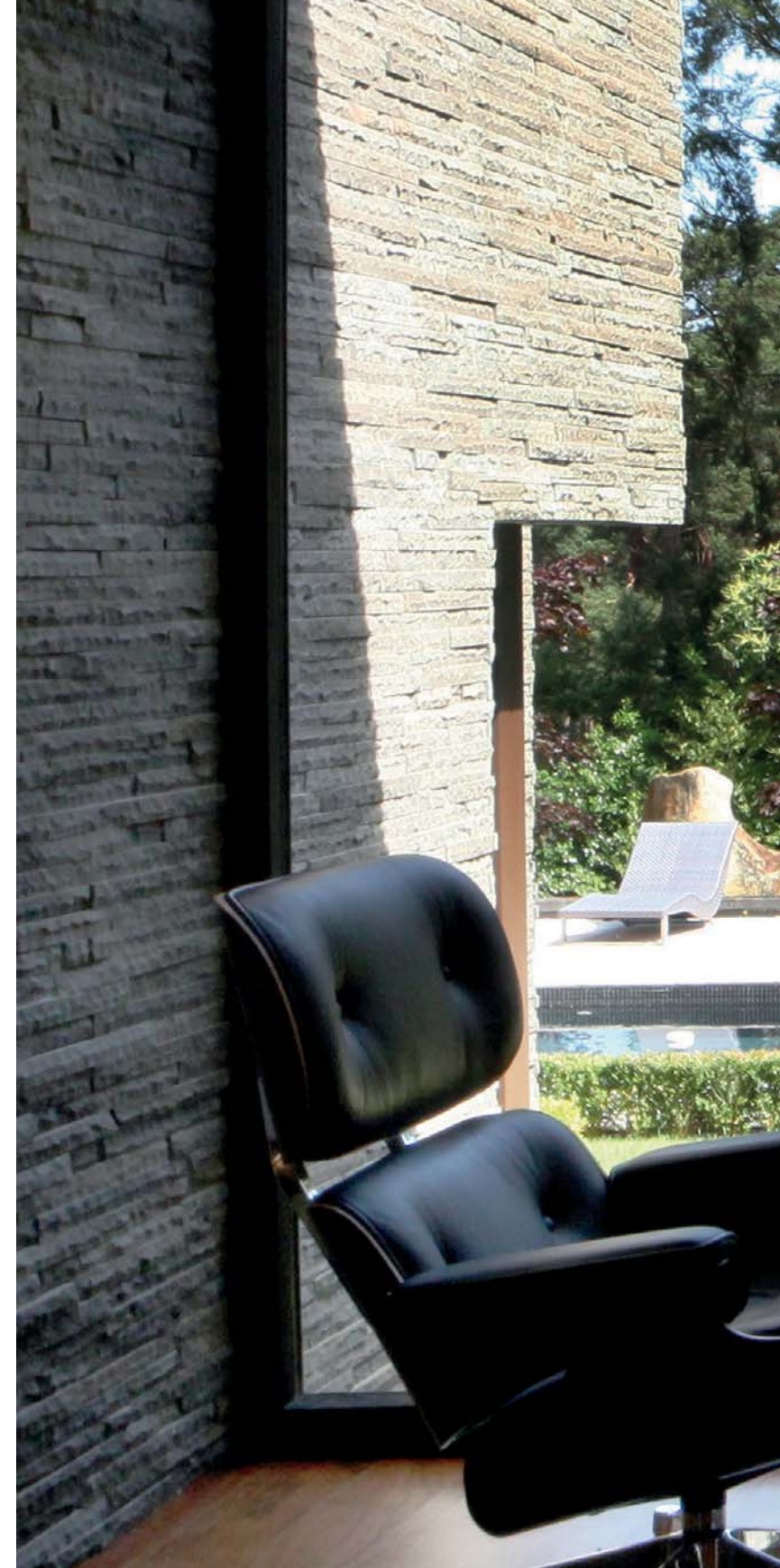
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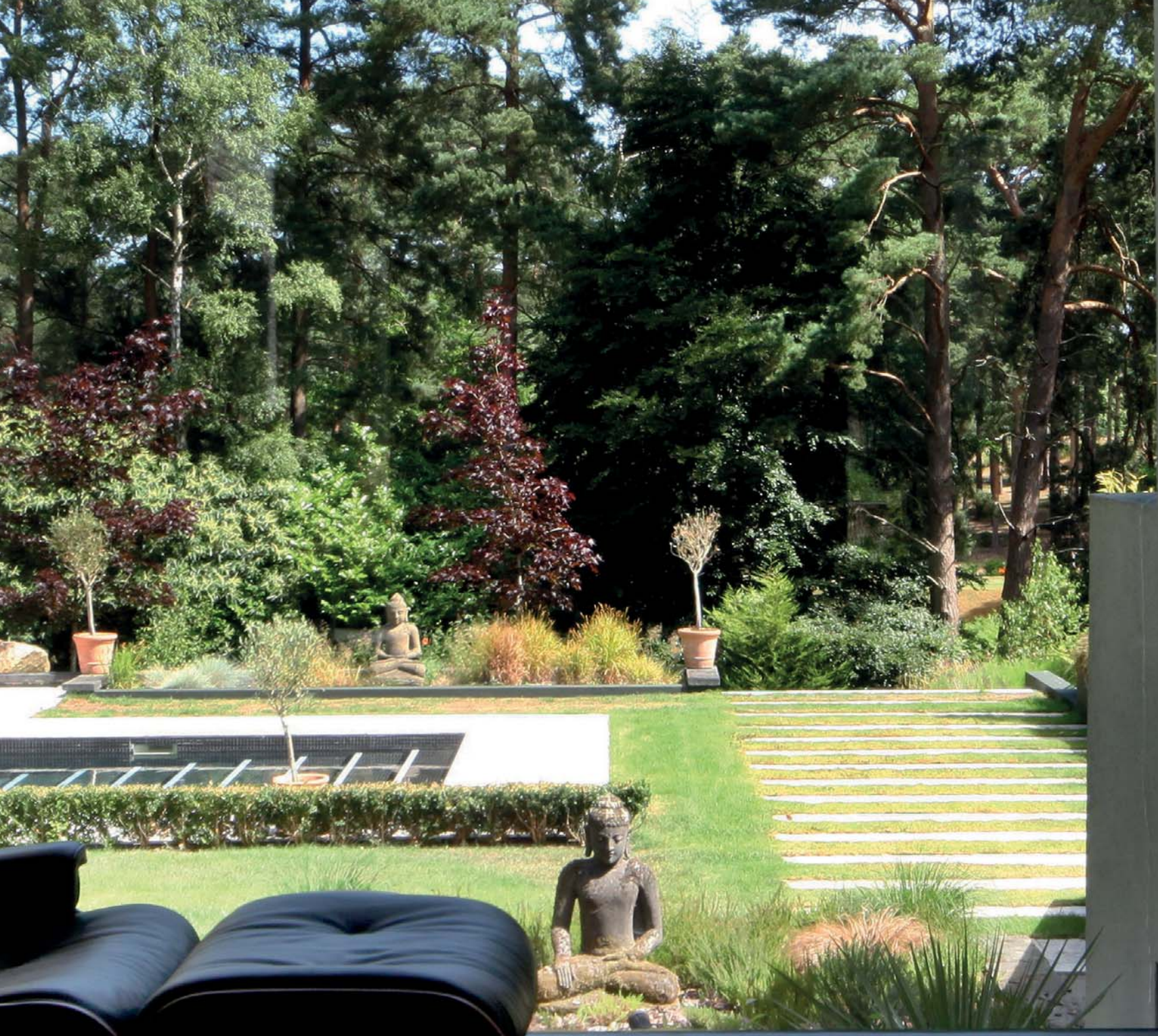
Viewing by appointment only.
These particulars are intended only as a guide
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fact. Your attention is drawn to the Important
Notice on the last page of the text.



SITUATION

Camberley is best known for its close relationship with the Royal Military Academy at Sandhurst, which led to considerable development during the Victorian era and the creation of several large gentlemen's houses in and around the town, some of which still exist today. Camberley town centre has gone through a regeneration in the last few years including a cinema complex together with bowling and several well-known eateries including Starbucks.







OUT OF TOWN

A spectacular and unique family home which provides both comfortable and flexible accommodation in excess of 5,000 sq feet. This contemporary property has been built to the highest standards with many of the high quality materials sourced in Bali, the place which inspired this enchanting home.

From the moment you enter Out of Town the wealth of natural materials and light from the expanse of floor to ceiling windows, simply transports you to another world. Immediately you find yourself relaxed and drawn towards one of the inviting reception rooms.

Of particular note is the open plan kitchen/ sitting room with stone fire place, contemporary fitted units with a range of Miele appliances and cantilevered glazed doors to the terrace. Off the kitchen is the dining room separated by a large wall mounted aquarium, adjacent to which is the snug - an excellent area in which to enjoy the latest movies.

Entertainment and leisure are found in the lower ground floor which is flooded with light via a mix of light wells and glazed walls looking out onto a sunken courtyard. The lower ground floor comprises air conditioned gymnasium, games room, climate controlled wine cellar, marble & stone Hamam steam room, shower room and en suite bedroom.

The feeling of luxury continues through into the bedroom accommodation particularly in the spacious master bedroom suite with dressing room and contemporary en suite bathroom with stone tiling, marble bath, onyx wash hand basins, large shower and WC.

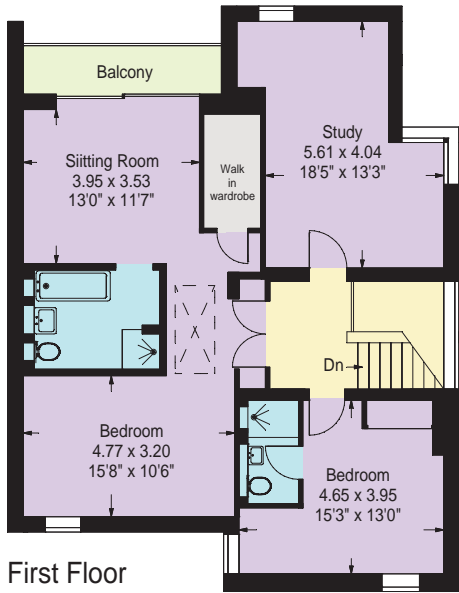
On the first floor there are two further bedrooms, including the generous guest suite, with balcony, walk in wardrobe, dressing/sitting room and en suite bathroom. On this level there is also the study which if required could also be used as bedroom 5.



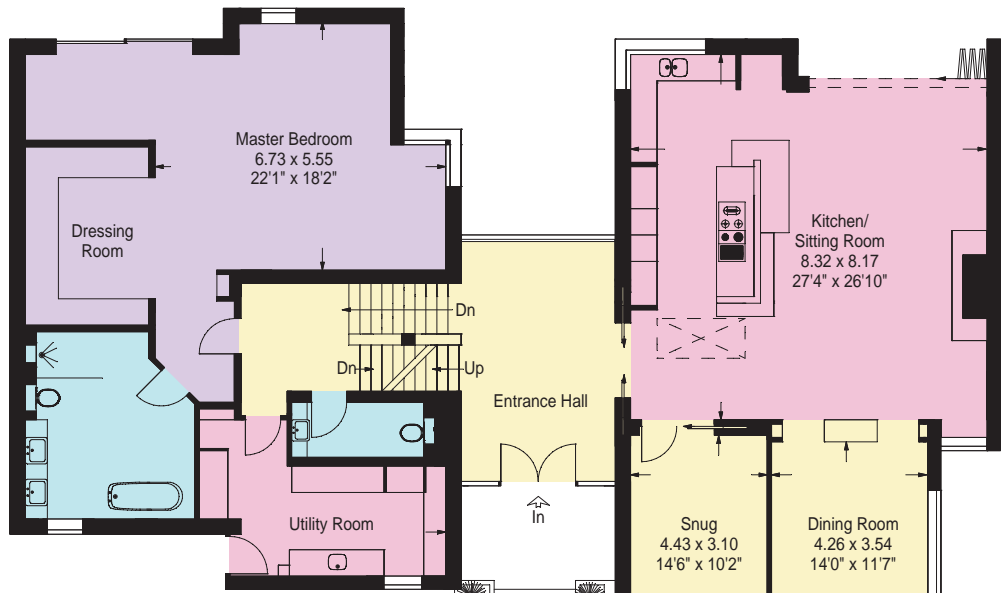




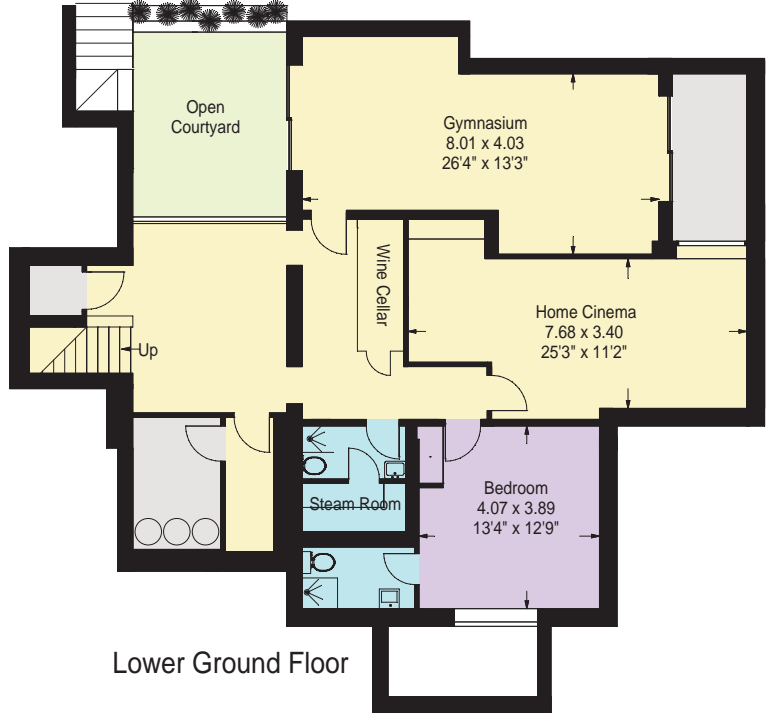




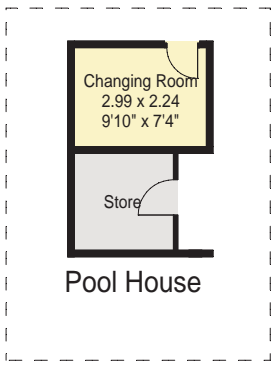
First Floor



Ground Floor



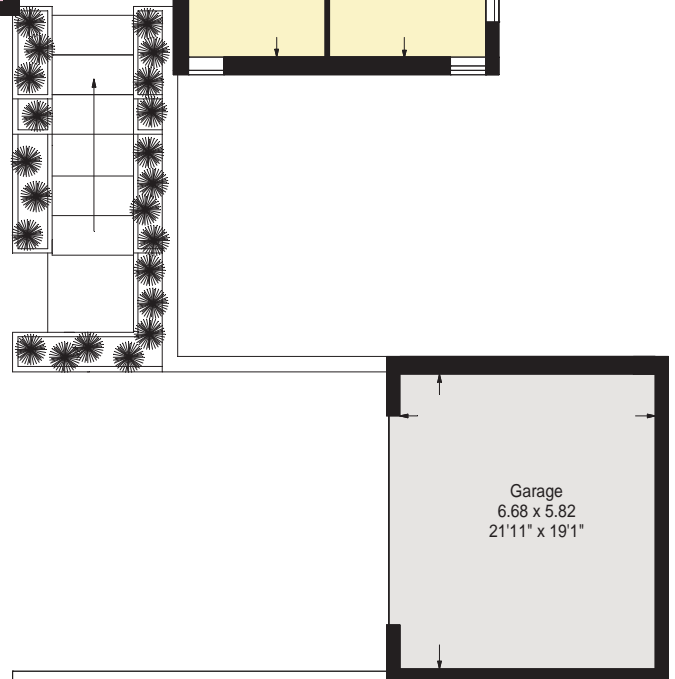
Lower Ground Floor



Pool House

Approximate
Gross Internal Floor Area
House: 463sq.m. or 4984sq.ft.
Garage: 39sq.m. or 420sq.ft.
Pool House: 12sq.m. or 129sq.ft.

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Tel: 01252 548538
Constructed in accordance with the RICS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GARDENS AND GROUNDS

Out of Town is approached via wooden gates with stone piers onto a chipped stone driveway with parking for a number of cars and double garage. The rear gardens are a real feature of the property and have been beautifully landscaped. The expansive terrace is a wonderful area for entertaining in the summer months and is divided by a stylish water feature.

Steps lead down from the terrace to the heated swimming pool and adjacent pool house with storage and changing facilities. The remainder of the garden is mainly laid to lawn with a wide range of mature well established shrubs and trees providing a good degree of privacy and seclusion. At the end of the garden is a small private gate which opens out onto Camberley Heath Golf Club.





