# OUT OF TOWN

**CAMBERLEY** • SURREY



## 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)

#### 01344 624732

59 High Street Ascot. SL5 7HP james.heron@knightfrank.com





+44 (0)1344 624 732 59 High Street Ascot SL5 7HP

#### www.knightfrank.com

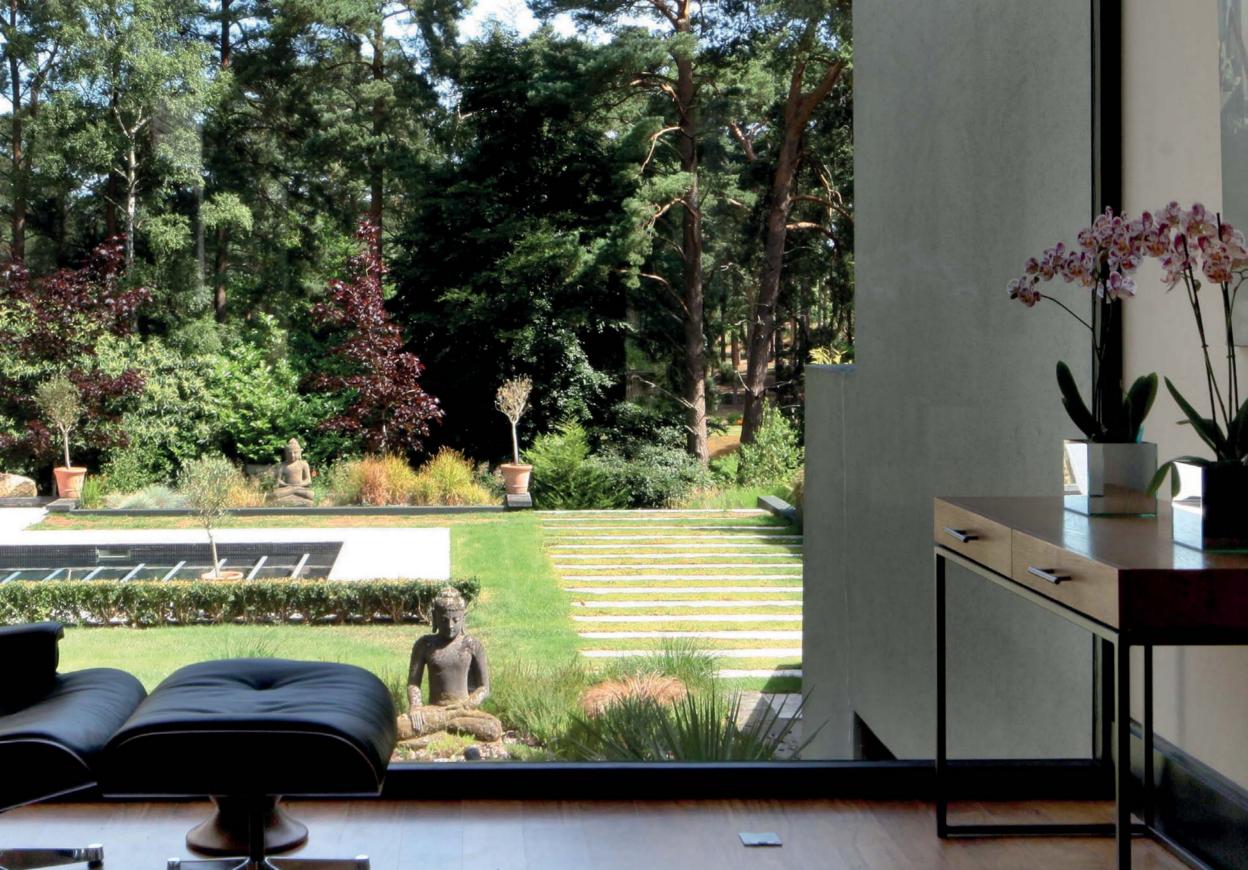
Viewing by appointment only. These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



### SITUATION

Camberley is best known for its close relationship with the Royal Military Academy at Sandhurst, which lead to considerable development during the Victorian era and the creation of several large gentlemans 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 canti levered 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.



















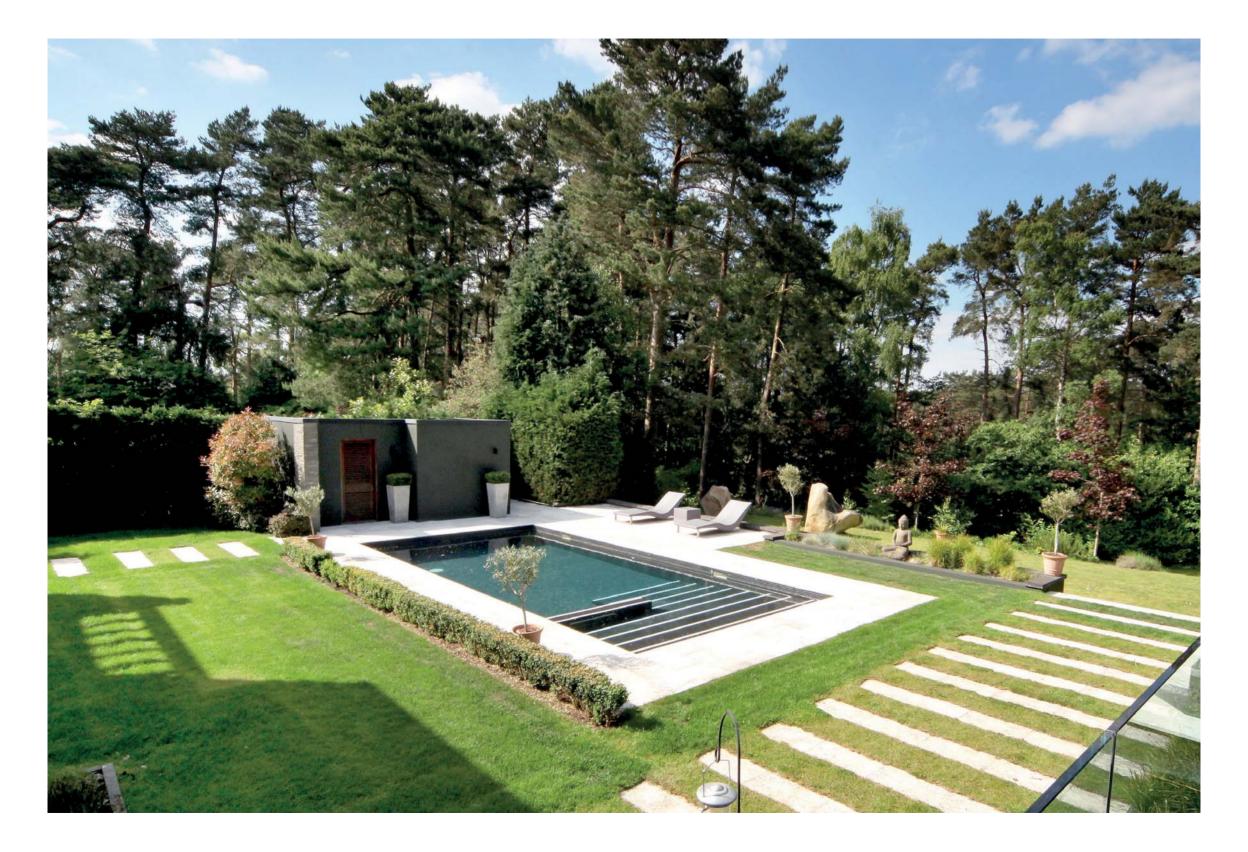


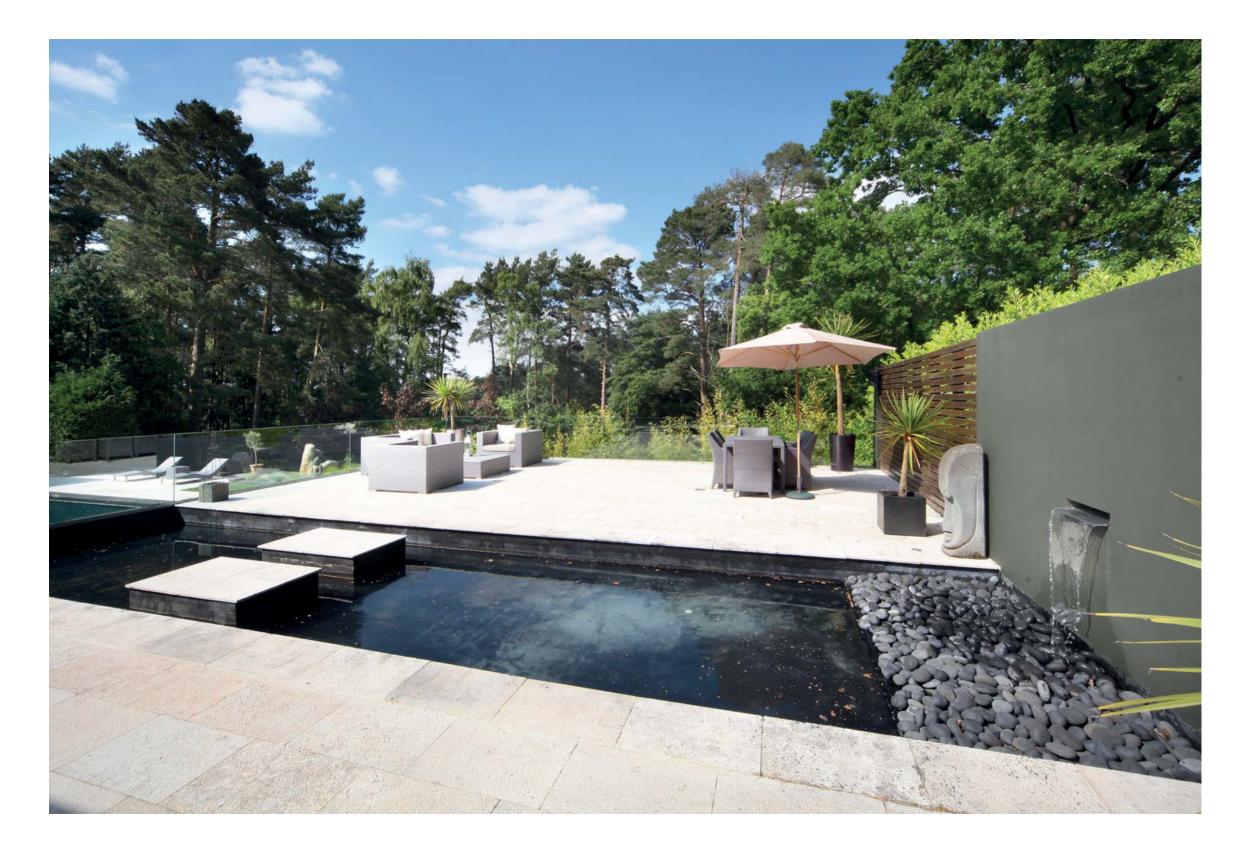


### GARDENS AND GROUNDS

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.







### DIRECTIONS

Leave the M3 at Junction 3 and at the roundabout, take the third exit onto the A322 towards Bracknell and Bagshot. At the traffic lights, proceed straight over and take the next turning left onto the A30 towards Camberley. Follow this road past Bagshot and up Jenkins Hill and after a few miles, you will reach the Jolly Farmer roundabout (American Golf) and bear left onto the A325. At the roundabout, take the second exit into Prior Road and follow this to the top of the road where at the roundabout you turn left. After a short time, turn left into Springfield Road and having crossed the golf course, you will see Out of Town on your right hand side.

#### LOCAL AUTHORITY

Surrey Heath Borough Council, Surrey Heath House, Knoll Road, Camberley, Surrey GU15 3HD +44(0)1276 707100 Postcode GU15 1AE

#### VIEWINGS

Viewing is strictly by prior appointment through the vendors sole agent.

### FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

### IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated June 2015. Photographs dated May 2015.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934.

Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

