



A characterful detached family home

Maple Lodge, 1 Alison Drive, Camberley, Surrey, GU15 2DY

Freehold



Drawing room • Sitting room • Dining room
 • Reading room • Family room • Kitchen/breakfast room
 • Utility room • 2 studies • Master bedroom with en suite bathroom • 5 further bedrooms • Family bathroom
 • 2 cloakrooms • Games room • Double garage
 • Driveway parking

Description

Maple Lodge is a wonderfully modernised and extended Victorian family home set in a private road.

Upon entry, the ground floor comprises a well-proportioned reception hall, a formal drawing room with feature bay window, a sitting room with wood burner and direct garden access, a formal dining room, reading room, two versatile studies and a recently added, open plan and fully integrated kitchen and vaulted family room with a separate utility.

From the galleried landing with original stained glass window, the first floor has four characterful bedrooms and three bathrooms. There are a further two bedrooms and a games room on the second floor.

Outside, the property sits in a gated plot of about 0.28 of an acre with private surrounding gardens, patio and decked areas; perfect for al-fresco dining, driveway parking for several vehicles and a detached double garage.

Situation

Maple Lodge is situated in a sought after private road in Camberley with access to Farnborough train station providing services to London (Waterloo).

By road, there is easy access for Heathrow Airport (T5), M3, M4 and M25 motorways.

There are a number of renowned schools nearby, Crawley Ridge Infant and Junior Schools, Farnborough Hill and Lyndhurst School, Wellington College and Kings International College are within easy reach.

Services

The property has mains, gas, electric, water and drainage.

Fixtures and Fittings

All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Local Authority

Surrey Heath Borough Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



Maple Lodge, 1 Alison Drive, Camberley, Surrey, GU15 2DY
Approximate Area 386.2 sq m / 4157 sq ft (Excluding Void)
Garage 33.5 sq m / 360 sq ft
Study 9.7 sq m / 104 sq ft
Total 429.4 sq m / 4621 sq ft
Including Limited Use Area (3.4 sq m / 36 sq ft)



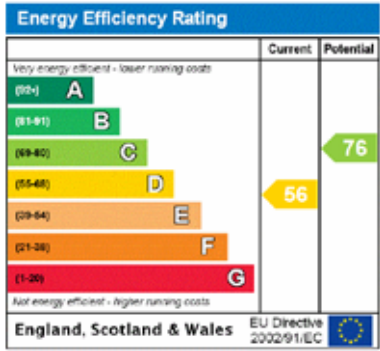
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