



FIELD LANE, GU16

**KIER CHARLES**

SURREY • BERKSHIRE • HANTS

## FIELD LANE, GU16

VIEW SAFELY WITH OLIVER.

A MAGNIFICENT FAMILY HOME POSITIONED WITHIN WALKING DISTANCE TO HIGHLY SOUGHT AFTER SCHOOLS.

This wonderful home is in excellent condition throughout with the added benefit garage and parking.

Arranged over two floors there is a master bedroom with ensuite, two further bedrooms and family bathroom.

To the ground floor there is an open plan kitchen/dining/family room and separate living room and w.c.

The rear garden has a large patio area with access from bi-fold doors to the dining area. There is a raised lawn and shrub and plant borders, Backing onto St Peters Church.

The property is situated along a private lane within easy walking distance of shops, restaurants, pubs and railway station along with Frimley Park Hospital, Tomlinscote School/Sixth Form and the Grove school. The M3 with routes into London and the south coast and the A30 are easily accessible.

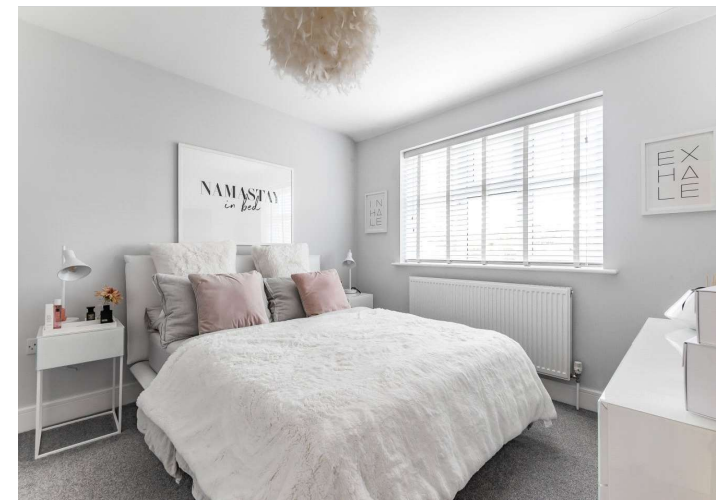
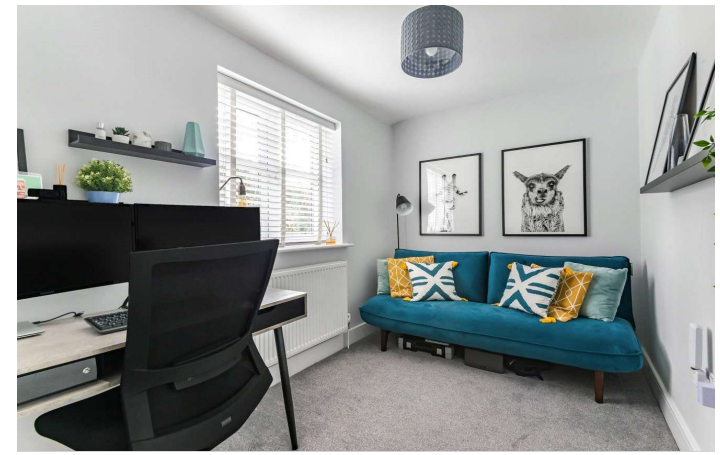
To appreciate the space, condition and convenient location a personal viewing with Oliver is recommended to avoid disappointment.

- **QUIET LANE**
- **OPEN PLAN KITCHEN/DINING ROOM**
- **EN-SUITE TO MASTER**
- **CLOSE TO LOCAL SCHOOLS**
- **IMMACULATE CONDITION**
- **LANDSCAPED GARDENS**
- **GARAGE & PARKING**

### PROPERTY INFORMATION

Postcode | **GU16 8JU**  
Tenure | **Freehold approximately 0years**  
Price | **£500,000**  
Viewing | **By appointment with Kier Charles**





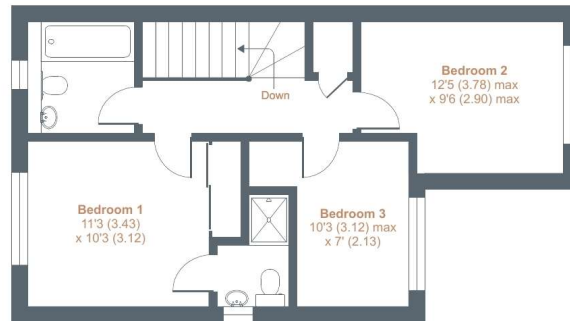
## Field Lane, Frimley, GU16

Approximate External Area = 1246 sq ft / 115.8 sq m

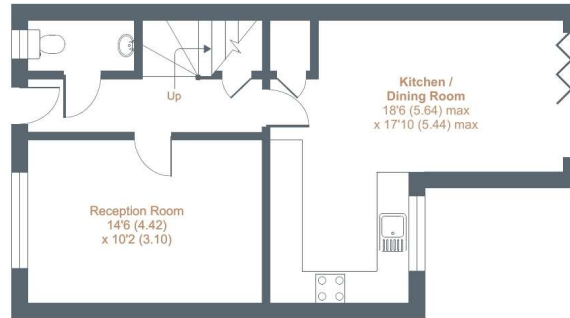
Garage = 223 sq ft / 20.6 sq m

Total = 1469 sq ft / 136.4 sq m

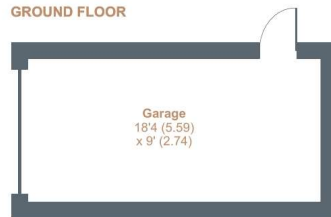
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Kier Charles Property Services Limited. REF: 815711

KIER CHARLES  
PROPERTY SERVICES

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