



SHALBOURNE RISE, GU15

**KIER CHARLES**

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## SHALBOURNE RISE, GU15

A beautifully finished Charles Church Allingham home with a sunny and secluded garden positioned within a hamlet of three individual houses. Situated in a sought after location within easy reach of highly regarded schools and Camberley town centre.

This home offers a master bedroom with en-suite and a further four bedrooms and family bathroom to the first floor.

To the ground floor, there is a large welcoming entrance hall, WC, study, 24ft living room, 24ft x 22ft open plan kitchen / dining room, utility and double garage.

Entrance to this beautiful property is via a long private driveway leading to lawn area and ample parking for multiple vehicles with EV charge point. Additional access to an external brick built store with double doors.

The rear has a high degree of privacy with a large patio, level lawned area and is fully enclosed. There are also two gated side entrances and two outside taps.

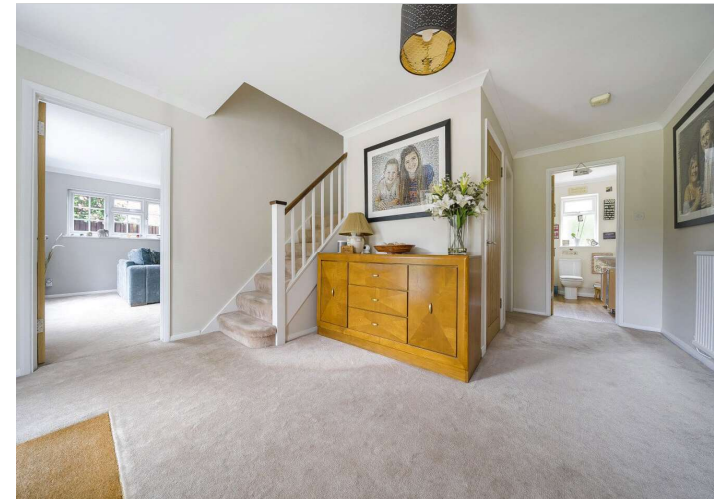
To fully appreciate the space, condition and location of this property, a personal tour with Kier Charles is highly recommended.

- **FIVE BEDROOMS**
- **TWO BATHROOMS**
- **EXTENDED TO THE GROUND FLOOR**
- **SPACIOUS LIVING ROOM**
- **24FT X 22FT LUXURY KITCHEN / DINING ROOM**
- **DOUBLE GARAGE**
- **PRIVATE REAR GARDEN**
- **EXCELLENT SCHOOL CATCHMENT**
- **WALKING DISTANCE TO THE TOWN CENTRE**

### PROPERTY INFORMATION

Postcode | **GU15 2EJ**  
Tenure | **Freehold**  
Price | **O.I.E.O £1,150,000**  
Viewing | **By appointment with Kier Charles**





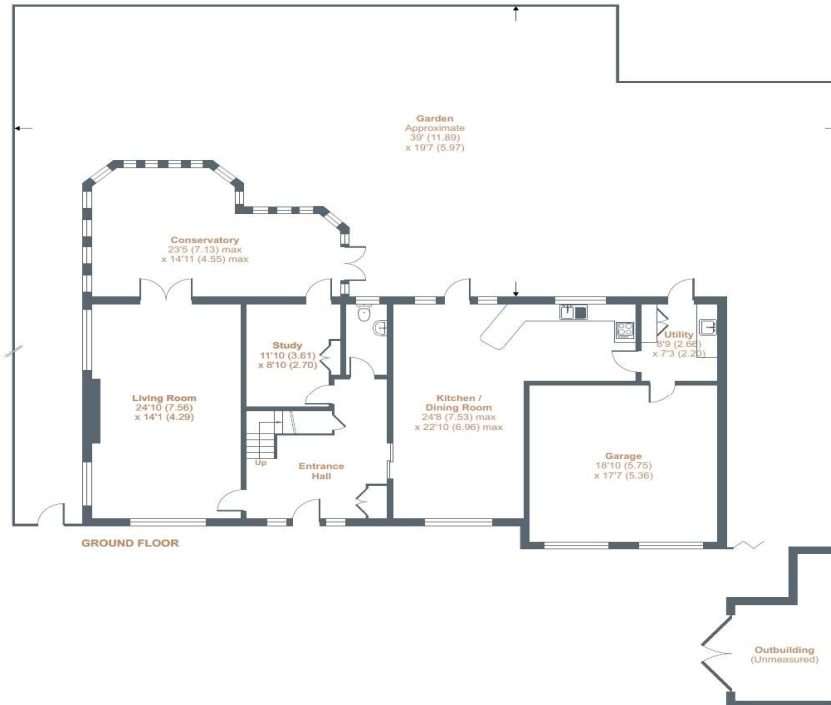
## Shalbourne Rise, Camberley, GU15

Approximate Internal Area = 2519 sq ft / 234 sq m (excludes outbuilding)  
 Approximate External Area = 2776 sq ft / 257.8 sq m (excludes outbuilding)  
 Garage = 326 sq ft / 30.2 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). © rickcom 2024. Produced for Kier Charles Property Services Limited. REF: 1111079

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