



MARTINS CLOSE, GU17

KIER CHARLES

SURREY • BERKSHIRE • HANTS

MARTINS CLOSE, GU17

VIEW SAFELY WITH OLIVER.

A TRULY UNIQUE AND DECEPTIVELY SPACIOUS FAMILY HOME ENJOYING 3,228 SQ FT AND OVER 0.25 ACRE PLOT.

This wonderful home is in excellent condition throughout with the added benefit of several outbuildings, one being a home gym and jacuzzi, another housing a heated swimming pool, a workshop and shed.

Arranged over two floors with two separate staircases, there four double bedrooms all with fitted storage and eaves. There are two bathrooms, one having been recently re-fitted.

The living accommodation comprises of an open plan kitchen/breakfast room, living room, dining room, study/family room and a huge orangery with bi-fold doors to the garden.

The rear garden receives excellent privacy and is of a sunny aspect, a beautifully landscaped koi pond and large breeze house the perfect space for summer entertaining there is side access to the driveway parking.

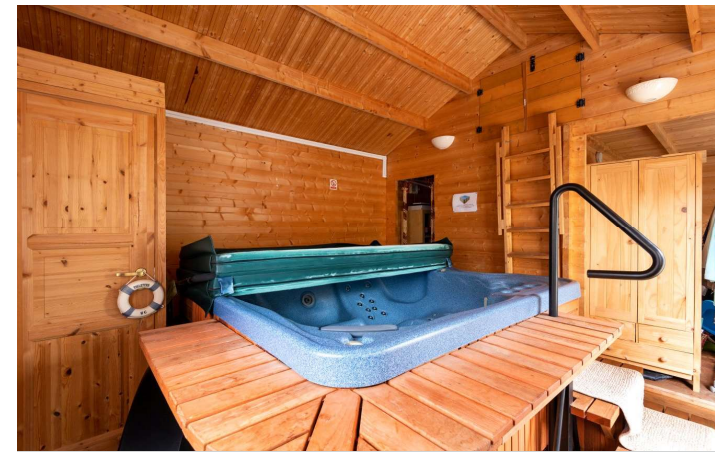
To appreciate the space, condition and convenient location a personal viewing with Oliver is recommended to avoid disappointment.

- **TRULY UNIQUE AND INDIVIDUAL**
- **0.25 ACRE PLOT**
- **3,228 SQ FOOT**
- **VARIOUS OUTBUILDINGS**
- **CUL-DE-SAC LOCATION**
- **FOUR BEDROOMS**
- **FOUR RECEPTION ROOMS**

PROPERTY INFORMATION

Postcode | **GU17 0PH**
Tenure | **Freehold**
Price | **O.I.E.O £699,950**
Viewing | **By appointment with Kier Charles**





Denotes restricted head height

Martins Close, Camberley, GU17

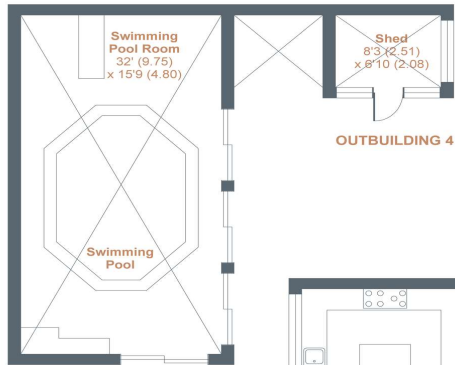
Approximate Area = 2009 sq ft / 186.6 sq m

Limited Use Area(s) = 67 sq ft / 6.2 sq m

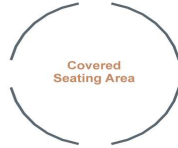
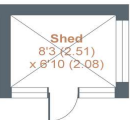
Outbuilding = 1219 sq ft / 113.2 sq m

Total = 3228 sq ft / 306 sq m

For identification only - Not to scale



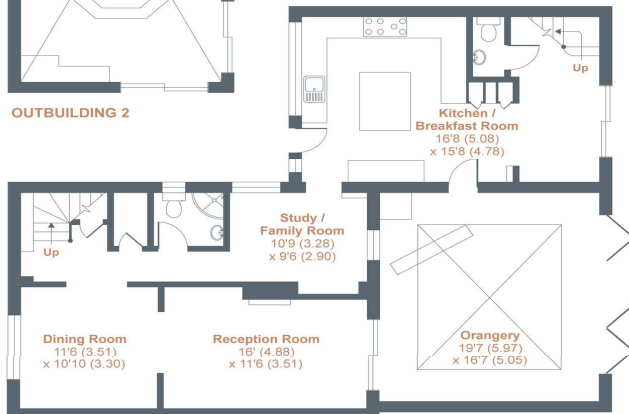
OUTBUILDING 4



OUTBUILDING 3



FIRST FLOOR 2



FIRST FLOOR 1

Access To Eaves



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2021. Produced for Kier Charles Property Services Limited. REF: 774229

KIER CHARLES
PROPERTY SERVICES

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