



Seymour Drive, Camberley, GU15 1LN

Wellingtons

# Key features

Beautifully presented five-bedroom Crest home in Wellington Park.

Quiet and secluded location overlooking the grounds at the front of the development.

Double garage and driveway parking.

Landscaped front and rear gardens.

Air-conditioned conservatory and master bedroom.

Study.

Good schools nearby.



## The property

Located on a quiet and elevated road within Wellington Park, is this beautiful five-bedroom Crest-designed home. Proudly overlooking the green spaces at the front of the development, this stylish family home was once the original show home and has many desirable features such as generous living accommodation, landscaped front and rear gardens as well as parking for up to four cars, to name just a few.

Wellington Park is ideally suited for families with several good local schools within easy reach, as well as being a short distance from both Camberley town centre and Bagshot village and Camberley and Farnborough train stations.

The property is arranged over two floors, featuring a spacious reception room, dining room and air-conditioned conservatory. The ground floor comprises; entrance hall leading into a spacious living room, dining room, kitchen/breakfast room and conservatory. Also on the ground floor is a study, WC, utility room with separate access to the garden and double garage. Upstairs there is an air-conditioned master bedroom with en-suite shower room, a guest bedroom and en-suite shower room, three further bedrooms and a contemporary family bathroom complete with an inset TV.

This home has undergone extensive refurbishment and has been remodelled to a high specification throughout.

## The area

Camberley station approximately 2.5 miles, Farnborough Station (for fast train services into London Waterloo) approximately 4.3 miles. Heathrow Airport approximately 15.7 miles, M3 (junction 3) approximately 3.8 miles, M25 (junction 12) approximately 9.8 miles.

Nearby is Lightwater Country Park, Virginia Water and Windsor Great Park, great places for cycling and walking. Health clubs in the area include Frimley Hall Hotel, Pennyhill Park Health Club & Spa and David Lloyd Royal Berkshire.







# Location

Camberley has a largely pedestrianised town centre which includes a covered shopping centre and a good selection of shops, restaurants and amenities.

It's well serviced for leisure, there's a new fitness complex as well as a variety of other facilities including Camberley Theatre, Cinema and Library. Golf is also available at Camberley Heath Golf Club, Pine Ridge Golf Club and Windlesham Golf Club.

Camberley has many reputable schools, for primary education; Crawley Ridge Infants and Junior Schools, Prior Heath Infants, Ravenscote Juniors and Lyndhurst School (Independent). For secondary, Tomlinscote School and Collingwood College.

The town is well connected by road, with the M3 and M25 within easy reach. Camberley and Farnborough stations provide local and direct services to London Waterloo.

## General information:

**Local Authority:** Surrey Heath Borough Council

**Tenure:** Freehold

**Council Tax:** Band G | £3,723.00 per annum

## EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

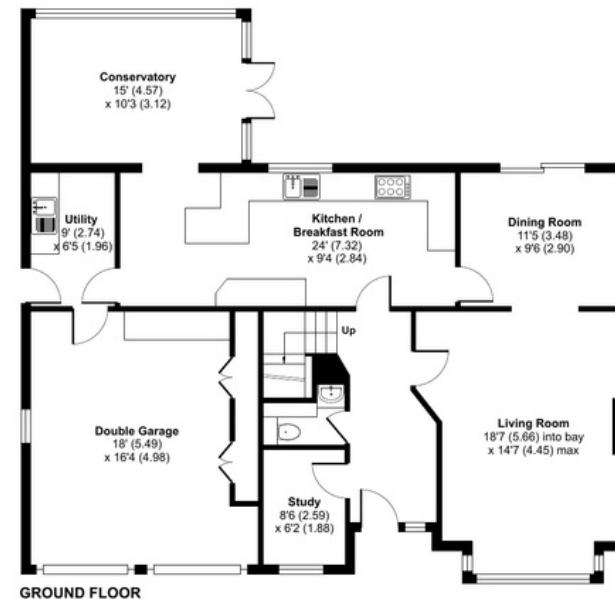
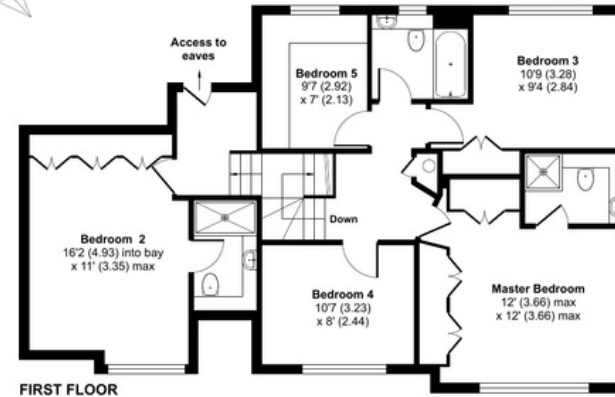
## Seymour Drive, Camberley, GU15

Approximate Area = 1931 sq ft / 179.3 sq m

Garage = 291 sq ft / 27 sq m

Total = 2222 sq ft / 206.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Wellingtons. REF: 1062108

**IMPORTANT NOTICE:** All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Photographs taken November 2023. Particulars prepared January 2024.

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