



Annexed accommodation

Old Barn

Woodbridge Drive | Camberley | Surrey | GU15 3TN

Price Guide £1,000,000 Freehold



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This individual detached home occupies a secluded third of an acre plot and has adaptable living accommodation in excess of 2,500 sq. feet and currently provides a separate two bedroom annexe. No onward chain.

- Annexed accommodation
- 4 bedrooms
- 3 reception rooms
- 0.36 of an acre
- Garage
- Extensive driveway
- Character features
- Upgraded interiors

Accommodation

This individual and adaptable home is approached by a spacious reception hall with a cloakroom/shower room and leads to a split-level living room with impressive vaulted ceilings, an open fireplace and bi-folding doors leading to the terrace with views over the garden. The ground floor accommodation comprises 3 additional rooms, currently configured as a bedroom, study and dining room,. The breakfast room has French doors opening to a rear courtyard and the dual aspect kitchen is fitted with hand painted Shaker style cabinets with appliance space and complimented by a separate utility room. Upstairs, the impressive 22ft principal bedroom has a balcony and served by a stunning shower room. The annexed accommodation has its own entrance which opens to an L-shaped sitting room with access to a separate kitchen fitted with a good range of cabinets. Stairs lead from the sitting room to the first floor with two bedrooms and a bathroom.



Annexed accommodation



Outside

The property occupies a secluded plot in excess of a third of an acre and is approached by a horseshoe or 'in out' driveway with ample parking and this leads to a single garage. The principal south facing gardens are to the right hand side of the main house, with two terraced patios and the whole enjoys a secluded outlook and is mainly laid to lawn. The annexe has its own secluded courtyard to the left hand side of the plot and the breakfast room has a secluded courtyard with a barbeque and seating.

Location

The property is located in a private driveway with easy access to green spaces including Barossa Nature Reserve. Camberley is ideally situated 35 miles southwest of central London on the A30 and within easy access of junctions 3 and 4 of the M3 motorway. There are regular trains from Camberley to London and fast trains from Farnborough to Waterloo (38 minutes). Camberley offers a good variety of high street retailers and The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés and restaurants. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools in both the state and private sectors.

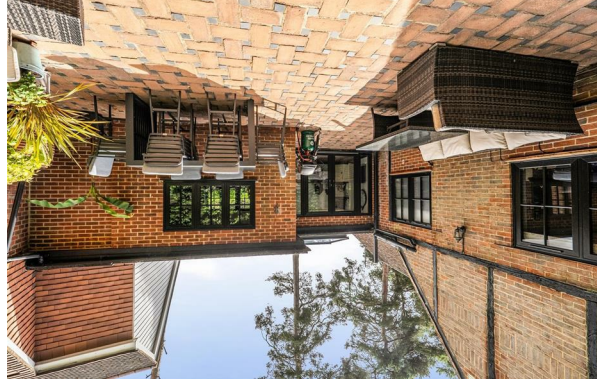


Woodbridge Drive, Camberley, GU15

Approximate Area = 1464 sq ft / 136 sq m
 Limited Use Area(s) = 73 sq ft / 6.7 sq m
 Garage = 189 sq ft / 17.5 sq m
 Annex = 1049 sq ft / 97.4 sq m
 Total = 2775 sq ft / 257.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Energy Efficiency Rating	
Current	Potential
69	77

Very energy efficient - lower running costs (102-130)
 Energy efficient (131-154)
 Decent (155-187)
 Needs to be improved (188-200)
 Poor (201-220)
 Very poor (221-255)

EU Directive 2002/91/EC
 England & Wales
 Not energy efficient - higher running costs (1-100)