



**Selbon**

Residential sales & lettings

Minley Road, Blackwater, Camberley,  
Surrey, GU17 9UA

Offers over £550,000 Freehold



Selbonproperty.co.uk

- Three Bedroom End-Of-Terrace Character Cottage
- Still Maintained It's Characterful Features Including Exposed Beams And Original Flooring And Doors
- En-Suite Washrooms To Bedrooms One And Two, Dressing Room To Bedroom One
- Four 24Ft. Cabins With Lighting And Power, One With An En-Suite Shower Room
- Parking For Multiple Vehicles
- Occupying A Plot of Just Over 0.25 Of An Acre
- Two Reception Rooms
- Outside Utility Shed
- Southerly Aspect Garden In Excess Of 250 Ft.
- Backing Onto Fields And Siding Onto Cricket Pitch

A Charming End-of-Terrace Cottage with lovely Gardens, versatile outdoor Cabins and Countryside Views Set in a delightful semi-rural position, this beautifully presented end-of-terrace cottage offers a rare opportunity to acquire a characterful home with extensive south-facing gardens, versatile outbuildings and direct access to wonderful countryside walks.

The accommodation combines charm and practicality, featuring a cosy sitting room centred around a wood-burning stove, creating a warm and inviting space to relax. The heart of the home is the open-plan kitchen, dining and hallway area, providing a sociable living environment ideal for modern family life. A useful porch provides the perfect space for muddy boots, wet coats and outdoor equipment.

Upstairs are two double bedrooms, both benefiting from their own ensuites. The principal bedroom enjoys a stylish ensuite shower room with walk-in shower together with a dressing room, creating a luxurious private retreat. The second double bedroom is equally impressive and features an elegant ensuite bathroom complete with a freestanding roll-top bath, combining comfort and character.

A further versatile room on the ground floor provides excellent flexibility as a home office, guest bedroom or hobby room.







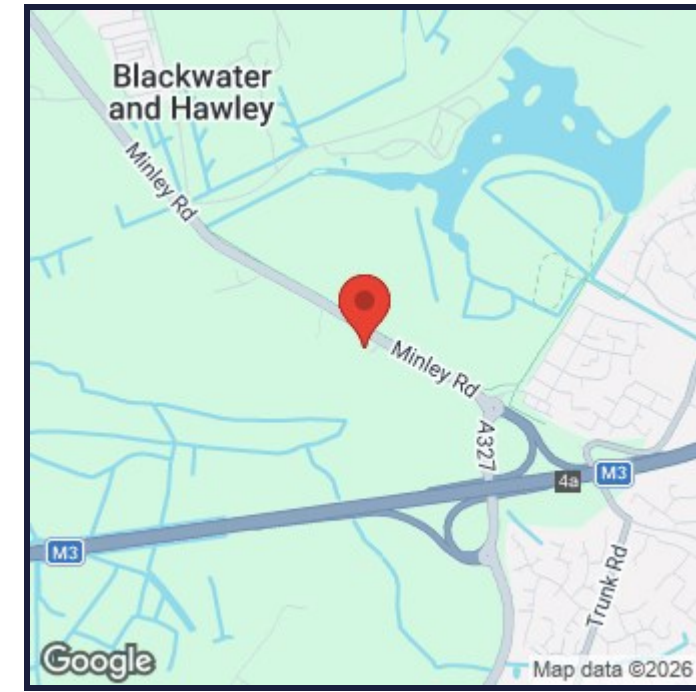






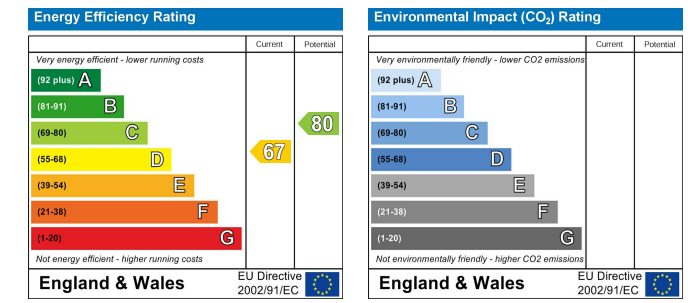
## Floor Plans

## Area Map



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Performance Graph



## Viewing

## Council Tax Band: D

For further information on this property or to arrange a viewing please contact Farnborough on

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