

Pevensey Way  
Four Detached Family Home



# **Pevensey Way, Frimley, Camberley, Surrey, GU16 9YJ**

## **The Property**

A well presented four bedroom detached family home, situated in the ever popular Paddock Hill development, in Frimley, close to local schools.

## **Ground Floor**

Entrance via an enclosed porch leading into a spacious hallway with ample storage and cloak room. The generous living/dining room features a fireplace, measuring approx. 20ft in length, leading to a conservatory with double doors opening onto the rear garden. The Kitchen has a range of base and eye level units with an integrated oven, hob and fridge.

## **First Floor**

To the first floor there are four bedrooms, all with built in wardrobes as well as a family bathroom. Bedroom one and two benefits from ensuite shower rooms.

## **Outside**

The attractive rear garden is enclosed by panel fencing and has a range of hedging and shrub borders with the rest being predominately laid to lawn. There is an area of patio immediately to the rear of the garden which is a great entraining space.

To the front of the property is driveway parking for two vehicles which leads to a single garage.

## **Location**

The property is located close to well regarded schools such as Tomlinscote. Frimley Green recreation ground, Frimley high street and Frimley Park Hospital are all close by too.

Frimley enjoys a convenient location within Surrey, with easy access to major transportation routes such as the M3 motorway and the Frimley railway station. Frimley is surrounded by picturesque countryside and green spaces, providing residents with opportunities for outdoor activities, leisurely walks, and recreational pursuits.

























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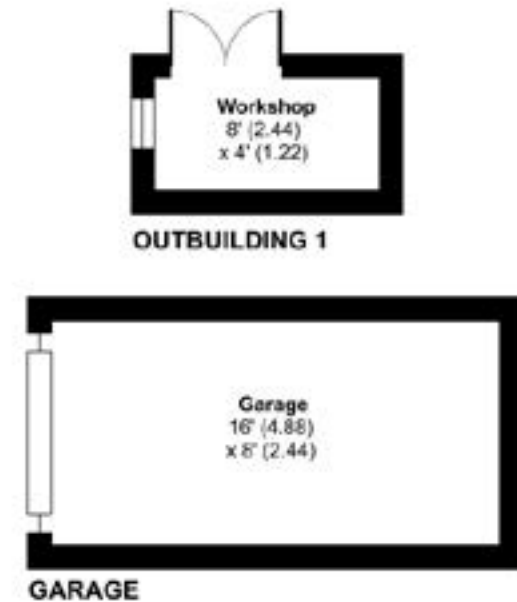
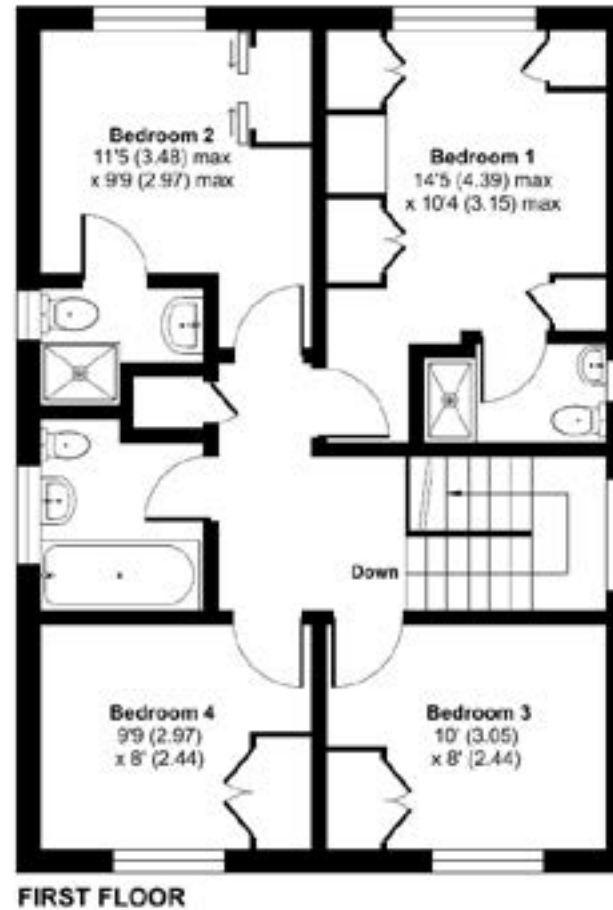
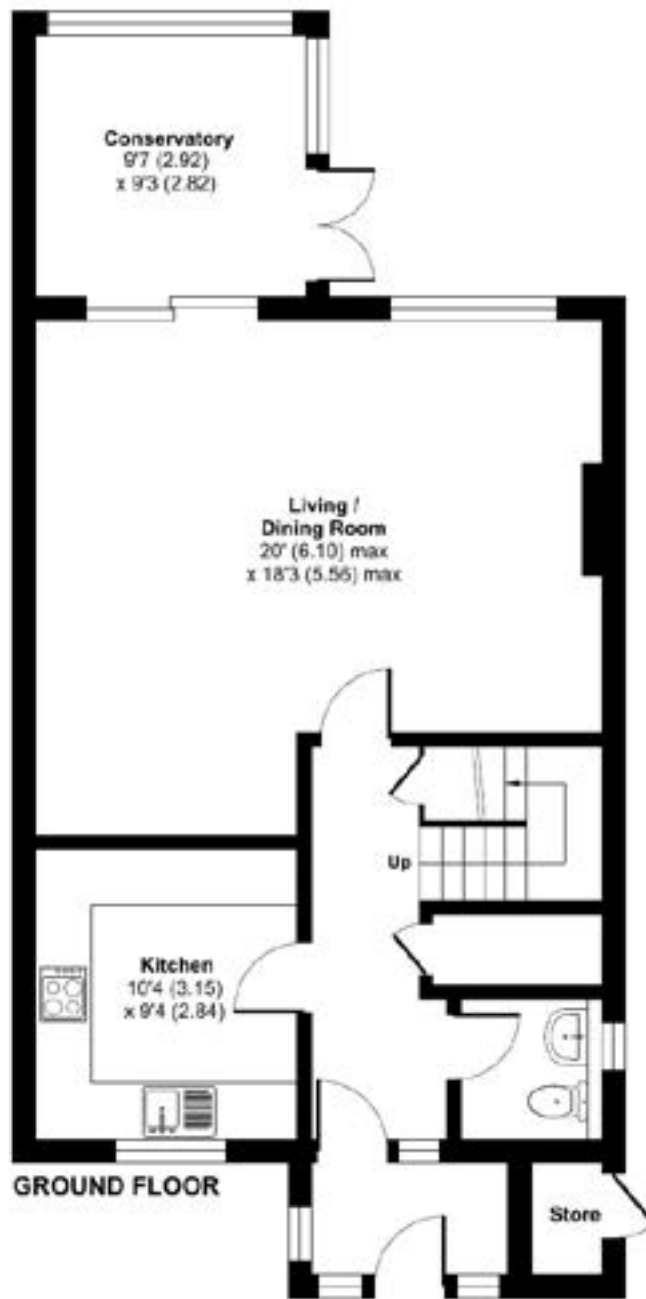
Approximate Area = 1308 sq ft / 121.5 sq m

Garage = 128 sq ft / 11.8 sq m

Outbuildings = 42 sq ft / 3.9 sq m

Total = 1478 sq ft / 137.2 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). © rics.com 2024. Produced for McCarthy Holden. REF: 1179009

# Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

## Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU52 6TB Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Gas Central Heating  
EPC Rating - D (68)

### Local Authority

[Surrey Heath Council](#)  
[Council Tax Band - E](#)



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)