



8 bed detached house to buy in

London Road, Blackwater, Camberley,
Hampshire, GU17 0AG

£720,000 Starting Bid

 x 8  x 4  x 1

Tenure

Freehold

Off Street parking

Property features

- ✓ Substantial eight-bedroom detached period property
- ✓ Over 4,000 sq ft of versatile accommodation
- ✓ Generous plot extending to approx. 0.44 acres (0.18 hectares)
- ✓ Requires full refurbishment with significant potential
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A substantial eight-bedroom detached period home offering over 4,000 sq ft of accommodation, set within generous gardens and grounds, presenting a rare opportunity for full and potential redevelopment, subject to planning permission.

Full Description - This large and highly versatile detached period residence offers extensive accommodation arranged over two floors, extending to over 4,000 sq ft, and is now in need of complete . Occupying a generous plot within a well-regarded residential area of the town, the property presents an exciting opportunity for buyers seeking a substantial renovation project or development opportunity, subject to the necessary consents.

The existing accommodation is arranged to provide an exceptionally flexible layout, with numerous reception rooms on the ground floor including a reception hallway, kitchen, utility room, breakfast room, dining room, family room, sitting room, living room, additional reception room, snug, and study. To the first floor, there are eight bedrooms and a cloakroom/WC.

Externally, the property benefits from front and rear gardens along with off-street parking for multiple vehicles. The total site extends to approximately 0.18 hectares (0.44 acres), providing a generous footprint with potential for enhancement or alternative use, subject to planning permission.

The property is offered freehold with vacant possession. Interested parties should note that a small section of land to the north-western corner of the rear garden has previously been sold off, and buyers are advised to review the legal pack for full details prior to bidding.

This is a rare opportunity to acquire a substantial period home with significant scope for transformation, whether as an impressive single-family residence or for alternative redevelopment schemes, subject to all necessary consents.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £720,000

Property Type: Detached House

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

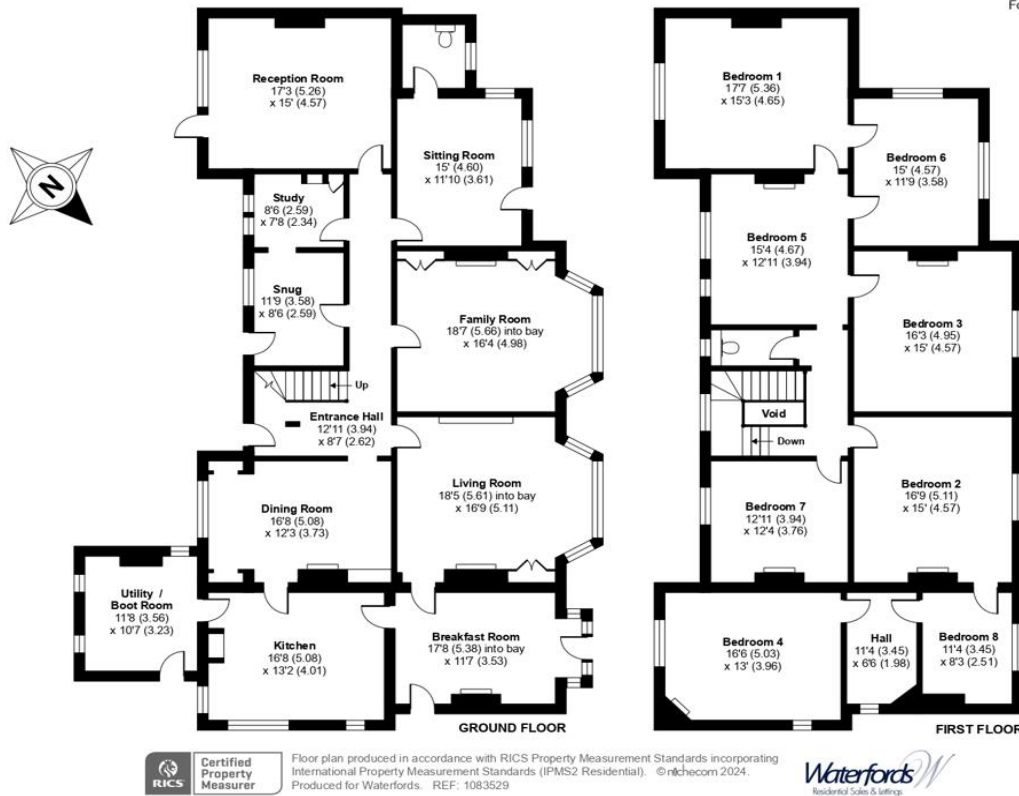
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

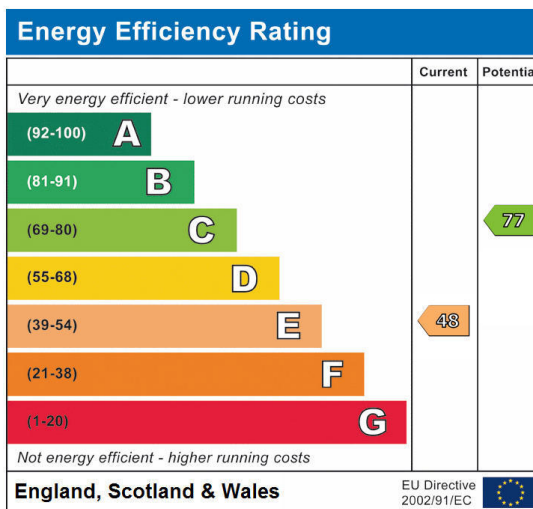
London Road, Blackwater, Camberley, GU17

Approximate Area = 4234 sq ft / 393.3 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 2024. Produced for Waterfords. REF: 1083529



London Road, Blackwater, Camberley, Hampshire, GU17 0AG

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

