



Chertsey Road | Windlesham | Surrey | GU20 6EP





Chertsey Road, Windlesham, Surrey, GU20 6EP

A beautifully refurbished and exceptionally versatile four-bedroom semi-detached family home, ideally positioned in the heart of Windlesham village and offering approximately 1,275 sq ft of accommodation arranged over three floors.

The property has been thoughtfully updated throughout, combining the character and proportions of a traditional family house with the convenience of modern living. A significant addition to the property is the converted loft, which creates an excellent principal suite and gives the house a flexible layout ideal for modern family life.

The ground floor provides a welcoming entrance hall leading into a cozy living room, with an enclosed fire place, and attractive bayed window. The kitchen and dining room are set to the rear, and opens directly onto the garden, creating an excellent connection between the house and outside space and making the property particularly well suited to entertaining.

The first floor provides three double bedrooms and a family bathroom, while the loft conversion offers a substantial fourth bedroom with ensuite shower room, and separate dressing room, or nursery.

To the rear is a generous and private garden, which is a real highlight of the property. The garden is predominantly laid to lawn and surrounded by mature trees, established planting and well-maintained borders, creating a peaceful and secluded setting. A large paved terrace immediately adjoining the house provides an ideal area for outdoor dining and entertaining.

A particularly special feature is the stream running through the garden, adding character and a lovely natural element that is rarely found with a village property. The combination of mature greenery, lawn, terrace and running water creates an unusually tranquil outside space.

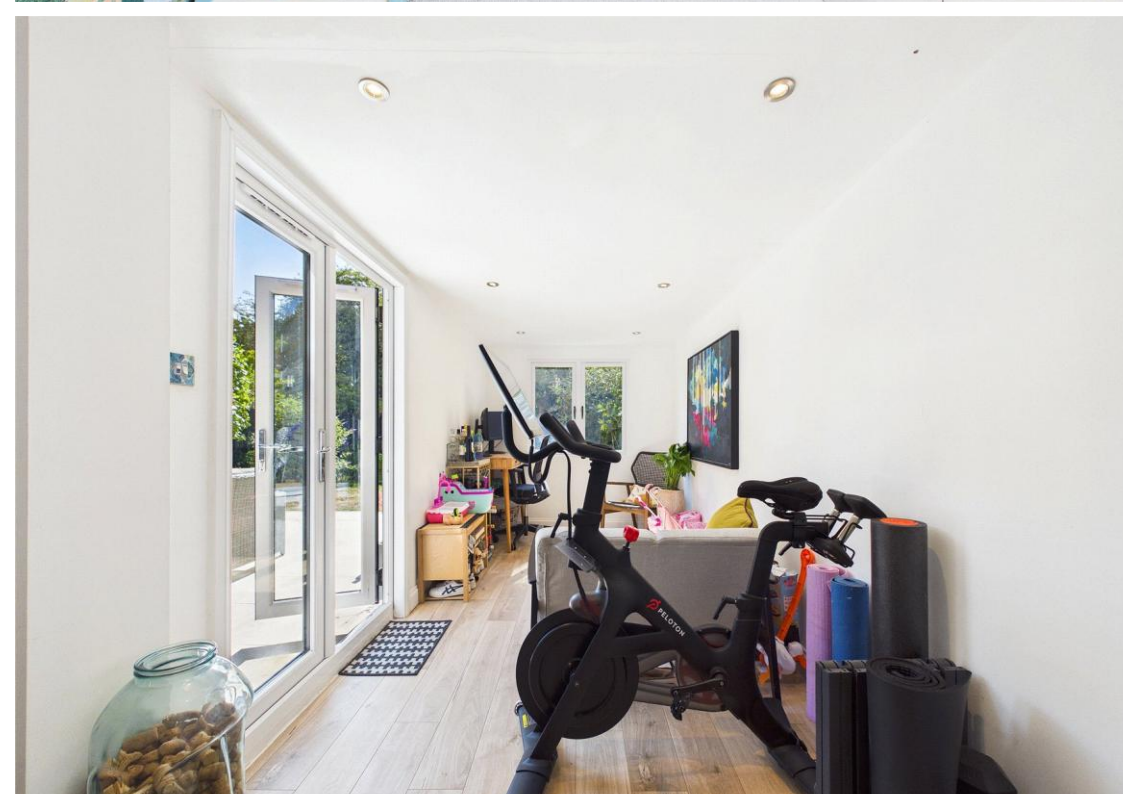
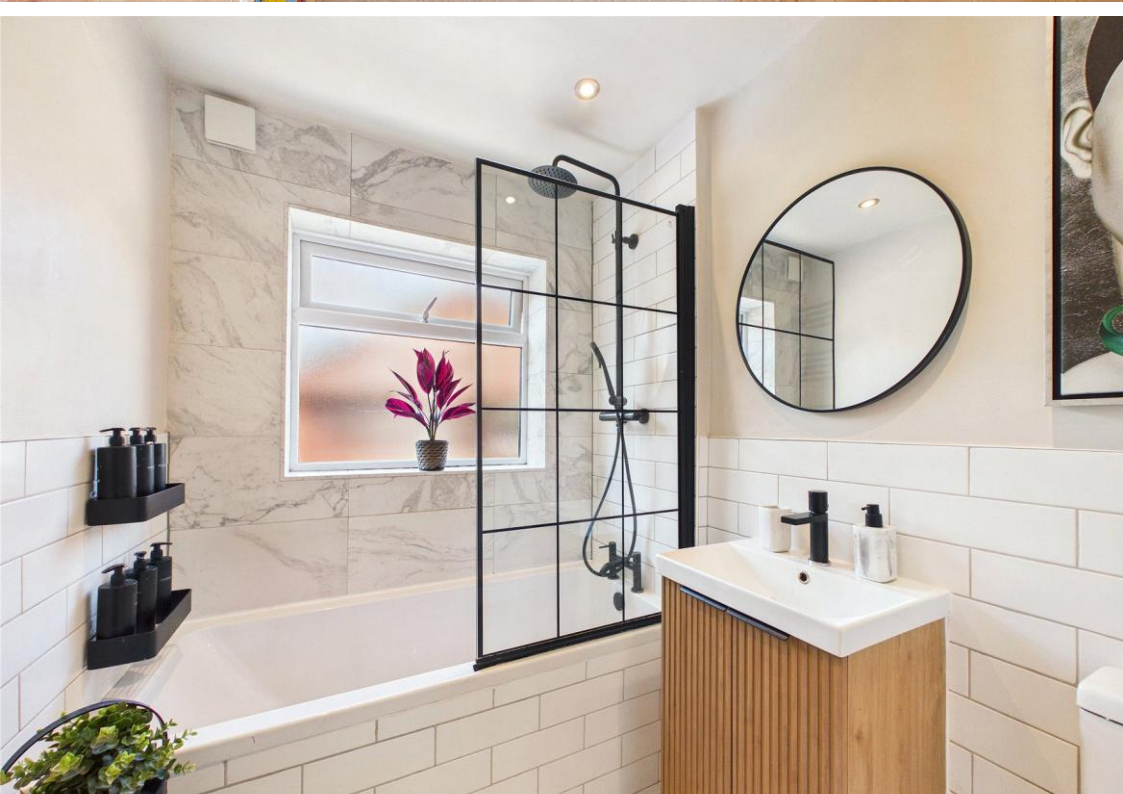
There is also a detached garden office/studio, providing a dedicated space for home working, hobbies or a quiet retreat away from the main house. To the front, the property benefits from a substantial driveway providing generous off-street parking.

The property is ideally situated on Chertsey Road, right in the heart of Windlesham village, giving easy access to the village's everyday amenities while retaining the feeling of being surrounded by greenery. Windlesham is an attractive Surrey village with a strong community feel and a good selection of local amenities. The village centre provides a range of independent shops and services, together with cafés, restaurants, pubs and community facilities.

Windlesham is well positioned for commuters. The A30 provides access towards Sunningdale and Bagshot, while the M3 is accessible via the surrounding road network. Bagshot and Sunningdale stations are both within a short drive, with Sunningdale providing a particularly useful rail connection for London commuters.

Nearby Sunningdale, Ascot, Camberley and Bracknell provide a wider range of shopping, leisure and dining, while Windsor and Heathrow are also within convenient reach.

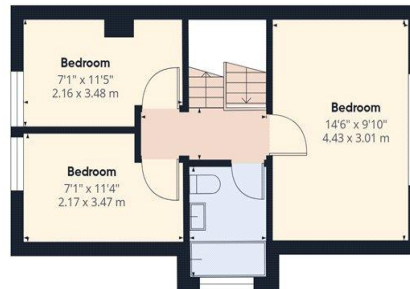








Ground Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Building 2



Approximate total area⁽¹⁾

1275 ft²
118.6 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



6 The Square, Lightwater, Surrey, GU18 5SS
01276535451 sales@seymours-lightwater.co.uk
www.seymours-estates.co.uk

 **Seymours**