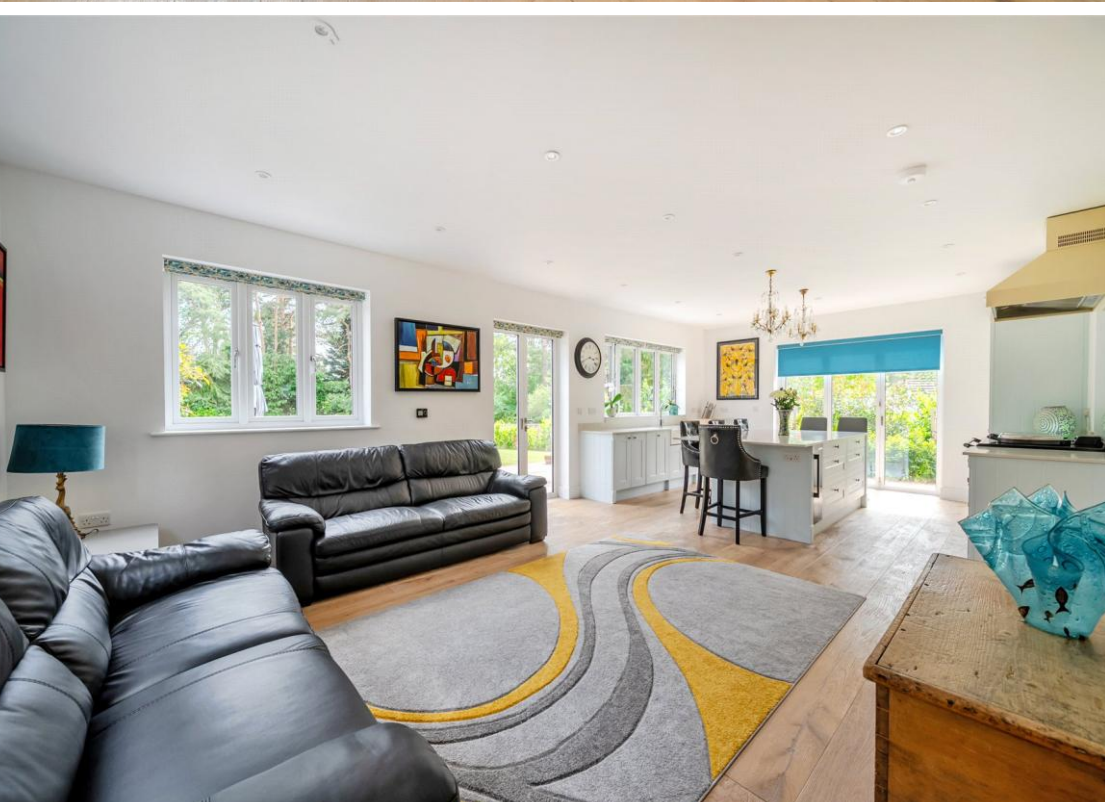




The Ridgeway | Lightwater | Surrey | GU18 5XS





The Ridgeway, Lightwater, Surrey, GU18 5XS

Occupying a magnificent mature plot in one of Lightwater's most prestigious private roads, this beautifully refurbished detached family home offers stylish, contemporary living within a wonderfully private woodland setting. Combining character, space and modern finishes throughout, this exceptional residence extends to approximately 2,685 sq ft, including a substantial detached garage, and sits within beautifully landscaped grounds approaching half an acre.

Approached via electric gates and an expansive gravel driveway providing extensive parking, the property immediately impresses with its attractive character façade and commanding position. Having been comprehensively refurbished to a high standard, the home offers bright, elegant interiors designed for modern family life.

At the heart of the property is a stunning 28ft open-plan kitchen, breakfast and family room, featuring quality cabinetry, a large central island and ample space for both everyday living and entertaining. Complementing this space is a generous formal dining room, perfectly suited to hosting family gatherings and dinner parties, while enjoying attractive views across the garden. Large windows and glazed doors throughout the ground floor draw in natural light and provide seamless access to the gardens, creating an exceptional indoor-outdoor lifestyle. A separate sitting room offers a more intimate reception space, while a utility room and cloakroom add further practicality.

The first floor provides four well-proportioned bedrooms, including a generous principal suite with fitted wardrobes and a stylish en-suite bathroom. A second bedroom also benefits from its own en-suite shower room, making it ideal for guests or older children, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the rear garden is a standout feature. Predominantly laid to lawn and bordered by mature hedging and woodland, it offers a remarkable degree of privacy and seclusion. The substantial detached garage provides excellent storage, workshop space or potential for alternative uses, subject to the necessary permissions.

The Ridgeway is regarded as one of Lightwater's most desirable residential addresses, surrounded by woodland yet conveniently positioned for village amenities, excellent schools, golf courses and transport connections. Bagshot, Camberley and the M3 motorway are all within easy reach, providing excellent access to London, Heathrow and the surrounding areas.









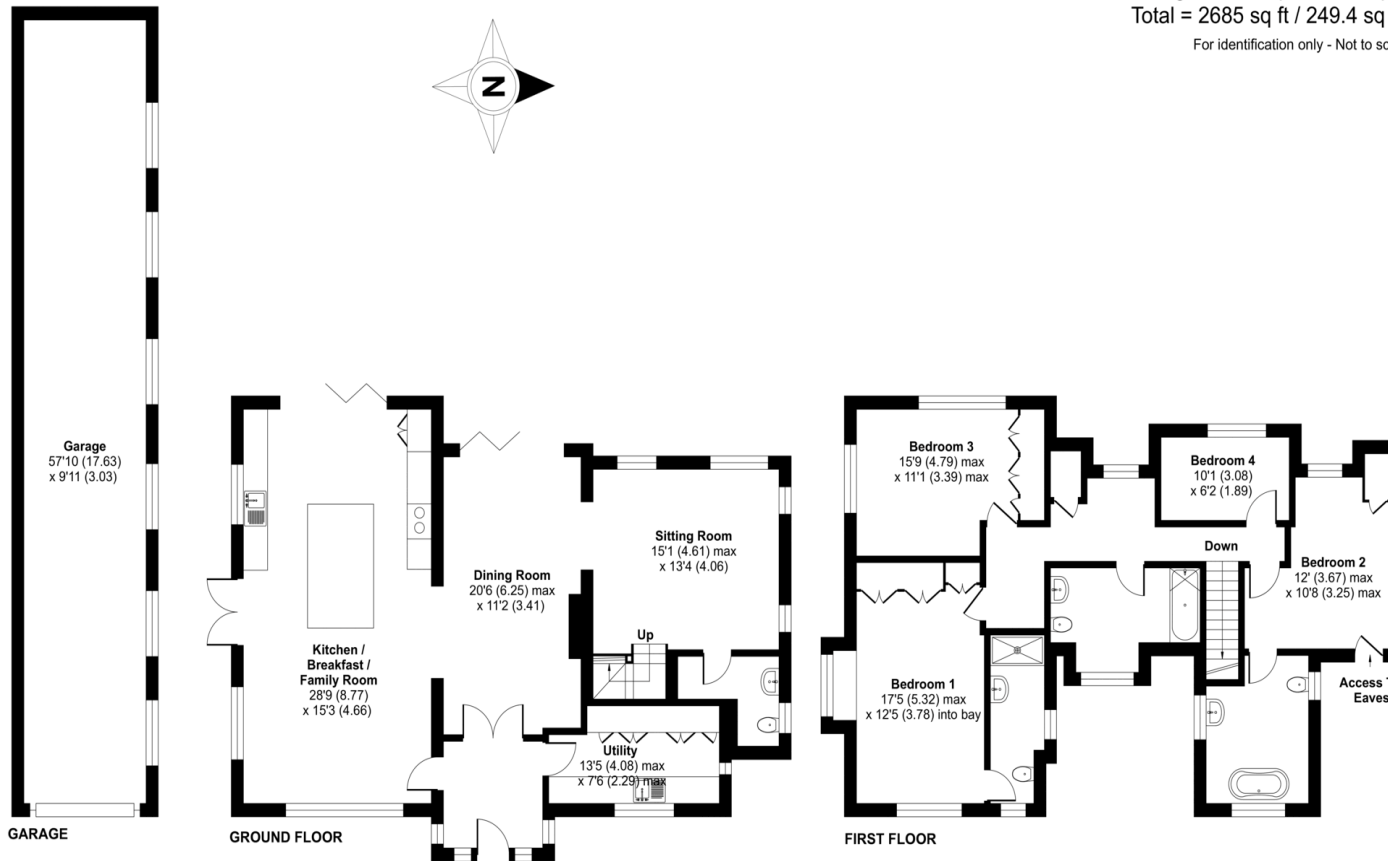
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Approximate Area = 2110 sq ft / 196 sq m

Garage = 575 sq ft / 53.4 sq m

Total = 2685 sq ft / 249.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1464199





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