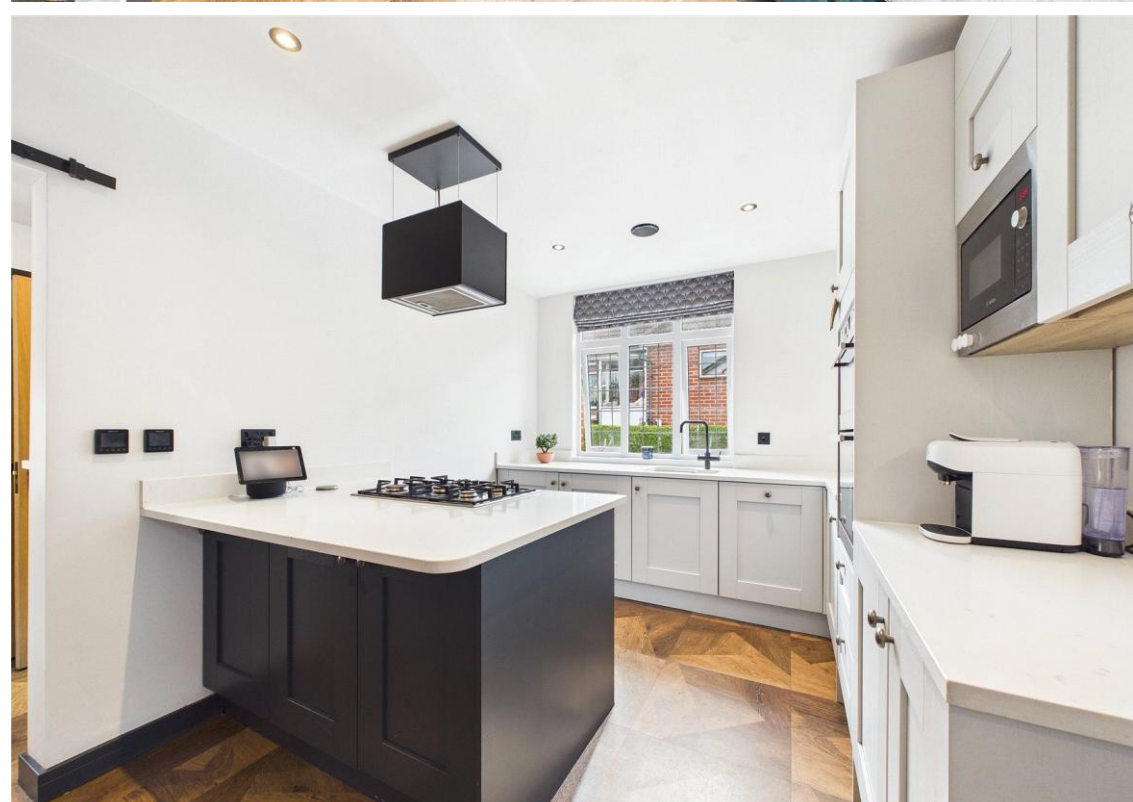




Grasmere Road | Lightwater | Surrey | GU18 5TG





Grasmere Road, Lightwater, Surrey, GU18 5TG

A beautifully refurbished and significantly upgraded three-bedroom detached chalet bungalow, ideally positioned within the heart of Lightwater Village and offering versatile accommodation arranged across two floors.

The property has undergone an extensive programme of improvement, creating a stylish and highly practical home with a particularly impressive specification. Upgrades include a full re-wire, underfloor heating throughout the ground floor, solar panels and an EV charging point.

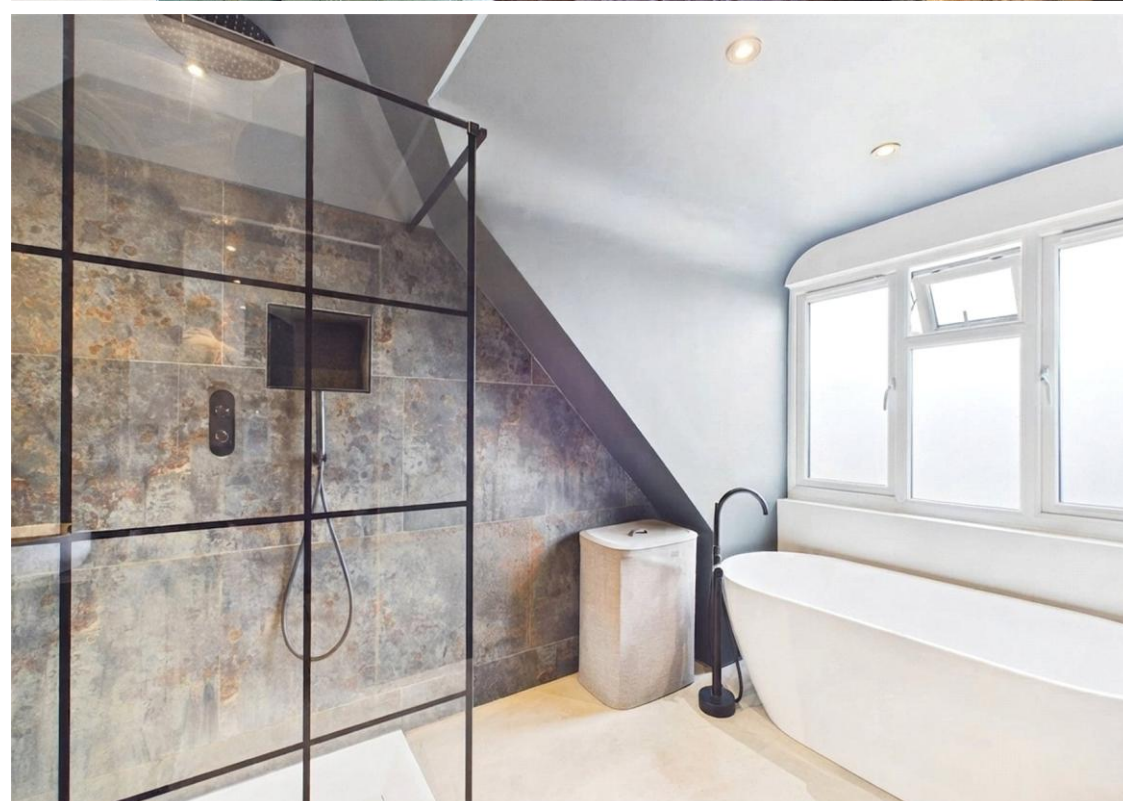
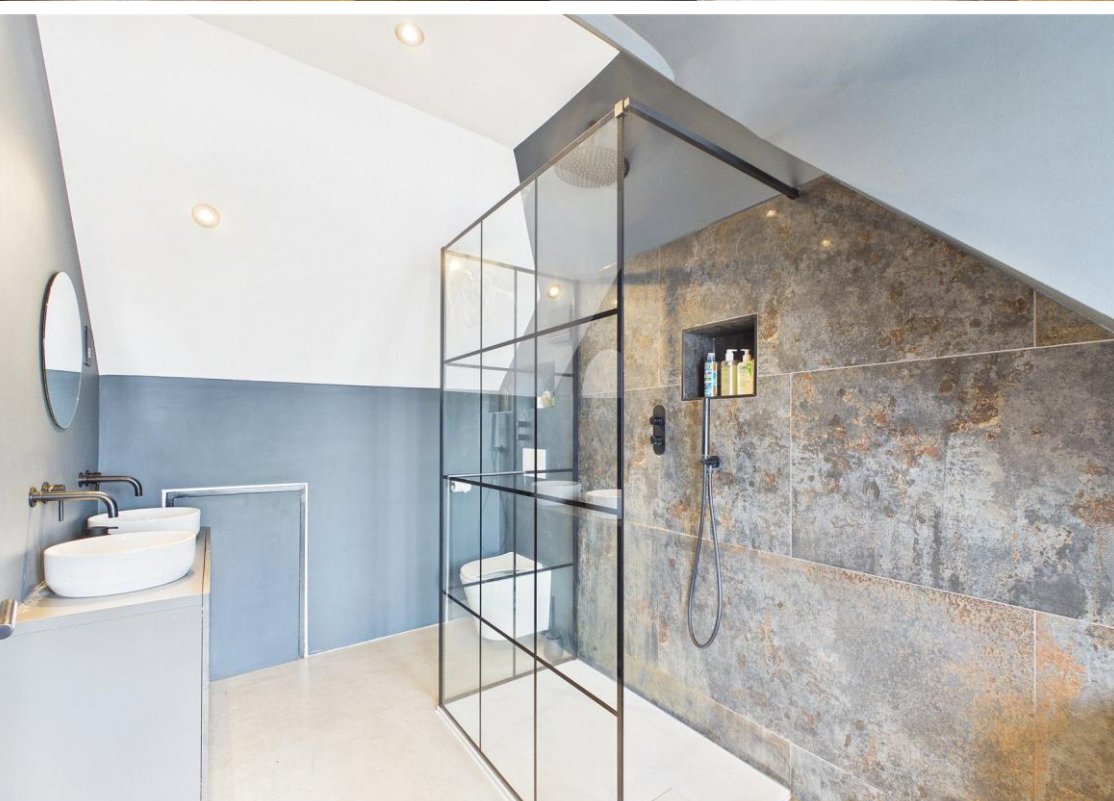
At the heart of the home is the superb Paula Rosa kitchen, finished with contemporary cabinetry, extensive work surfaces and a substantial central island, creating an excellent space for both everyday living and entertaining. A separate utility room provides additional practicality, while the generous living room offers plenty of space for both seating and dining areas.

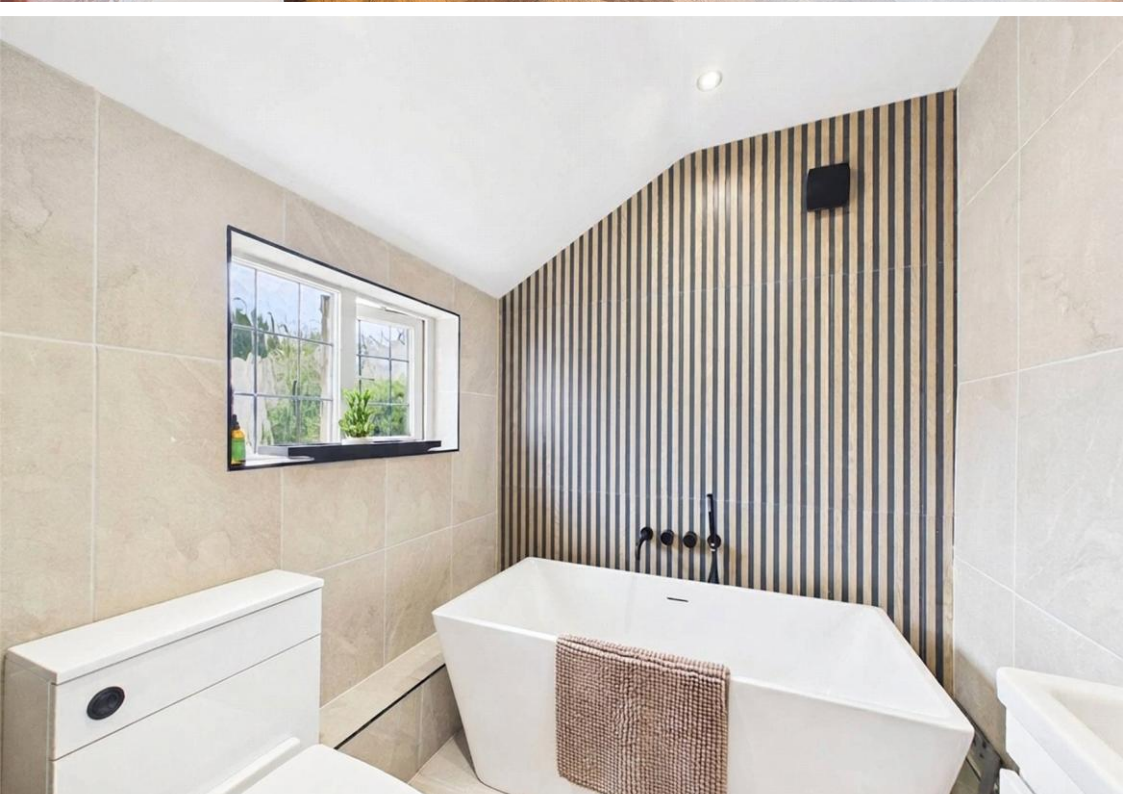
The flexible ground-floor layout also includes two bedrooms, alongside an additional room which is currently used as a home office. A beautifully refitted bathroom completes the ground-floor accommodation, featuring contemporary tiling and a freestanding bath.

Upstairs, the principal bedroom is an impressive size and is complemented by a striking en-suite bathroom, finished to an equally high standard with a freestanding bath and separate walk-in shower.

Outside, the property benefits from a low-maintenance rear garden providing space for relaxing and entertaining, together with a detached garage/workshop accessed via a shared side driveway. Hardstanding to the front provides off-street parking, with the addition of an EV charging point.

Grasmere Road is conveniently positioned close to the heart of Lightwater, placing the village's shops, cafés and everyday amenities within easy reach. Lightwater Country Park is also nearby, while excellent road connections provide convenient access to the M3 and surrounding towns including Camberley, Bagshot and Woking.

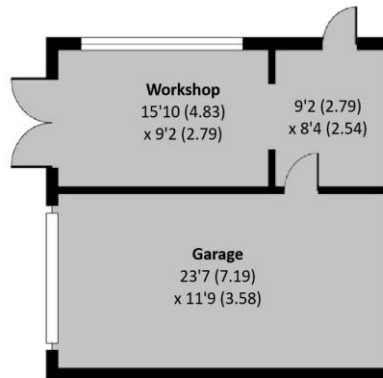




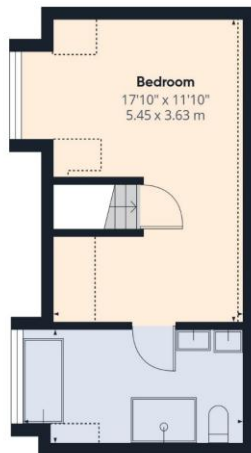




Ground



Garage



Floor 1



Approximate total area⁽¹⁾

1623 sq ft
150.7 sq m

Reduced headroom

42 sq ft
3.9 sq m

(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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 **Seymours**