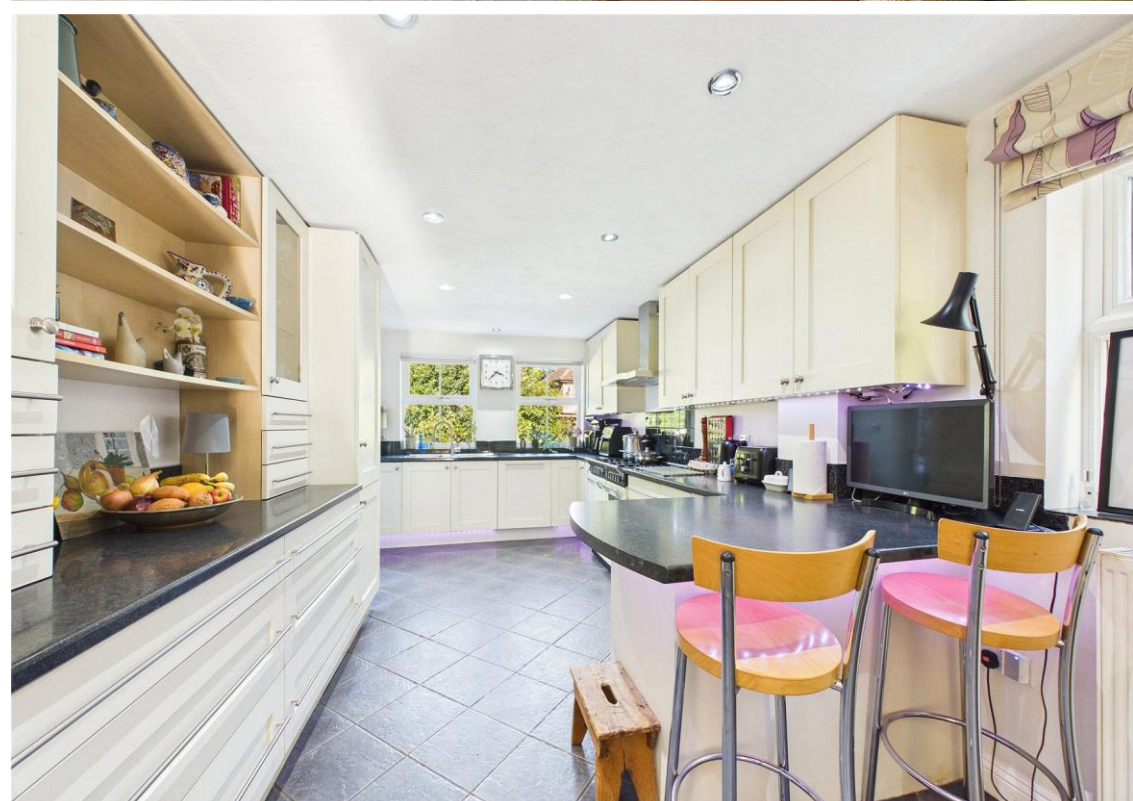
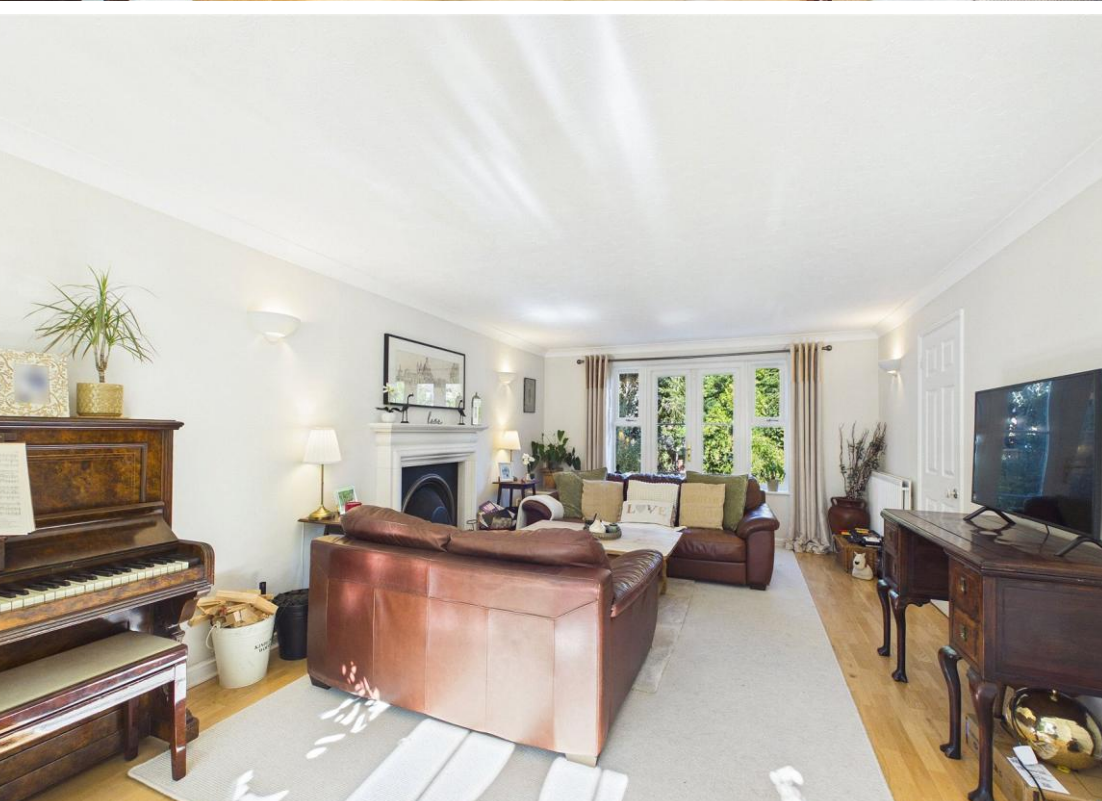




Sundew Close | Lightwater | Surrey | GU18 5SG





Sundew Close, Lightwater, Surrey, GU18 5SG

Occupying an attractive position within a sought-after residential cul du sac in Lightwater, less than 800m from Gordon's School, this substantial four-bedroom detached family home offers approximately 1,897 sq ft of well-proportioned accommodation, complemented by a detached double garage, driveway parking for four cars and a mature, private rear garden. Sundew Close is positioned on the edge of Turf Hill and Brentmoor Common, it is ideal for country dog walks, cycling and running.

The property has clearly been designed with family living in mind, offering an excellent balance of reception and bedroom space. Its traditional elevations, twin gables and established planting create an appealing first impression, while internally the accommodation is particularly generous, with three separate reception spaces in addition to a utility room and ground-floor cloakroom.

The entrance hall provides access to the principal ground-floor rooms. To the rear of the house is an impressive living room measuring approximately 22ft in length, creating a wonderfully spacious yet comfortable main reception room. A feature fireplace provides a natural focal point, while the generous proportions comfortably accommodate multiple seating areas. French doors and additional windows overlook the rear garden, bringing plenty of natural light into the room and providing a direct connection with the outside space.

Alongside the living room is a separate dining room, ideal for more formal entertaining and family occasions. The bay-style window adds character and provides an attractive outlook, while the direct connection through to the living room allows the two spaces to work particularly well together when entertaining.

The kitchen is another excellent feature of the house. Extending to approximately 22ft, it is fitted with an extensive range of cabinetry and work surfaces, providing considerable storage and preparation space together with room for informal seating. The long configuration creates a highly practical working kitchen, while windows to the rear bring in plenty of natural light.

A separate utility room provides useful additional space away from the main kitchen and provides access to a side passageway and the garage. There is a dedicated home office at the front of the property is particularly valuable for those working remotely. Measuring approximately 7'2" x 9'2", it is large enough to provide a comfortable permanent workspace without compromising any of the principal reception rooms. A downstairs cloakroom completes the ground-floor accommodation.

The first floor continues the sense of space, arranged around a central landing and providing four bedrooms. The principal bedroom is an excellent double room, measuring approximately 10'9 x 12'8", and benefits from fitted storage altogether with its own ensuite facilities with a separate shower and a roll top bath. Bedroom two is another well-proportioned double at approximately 10'10" x 12'11", while the remaining two bedrooms offer excellent flexibility for children, guests or additional home-working space. The bedrooms are complemented by the family bathroom, providing particularly practical accommodation for a growing family.

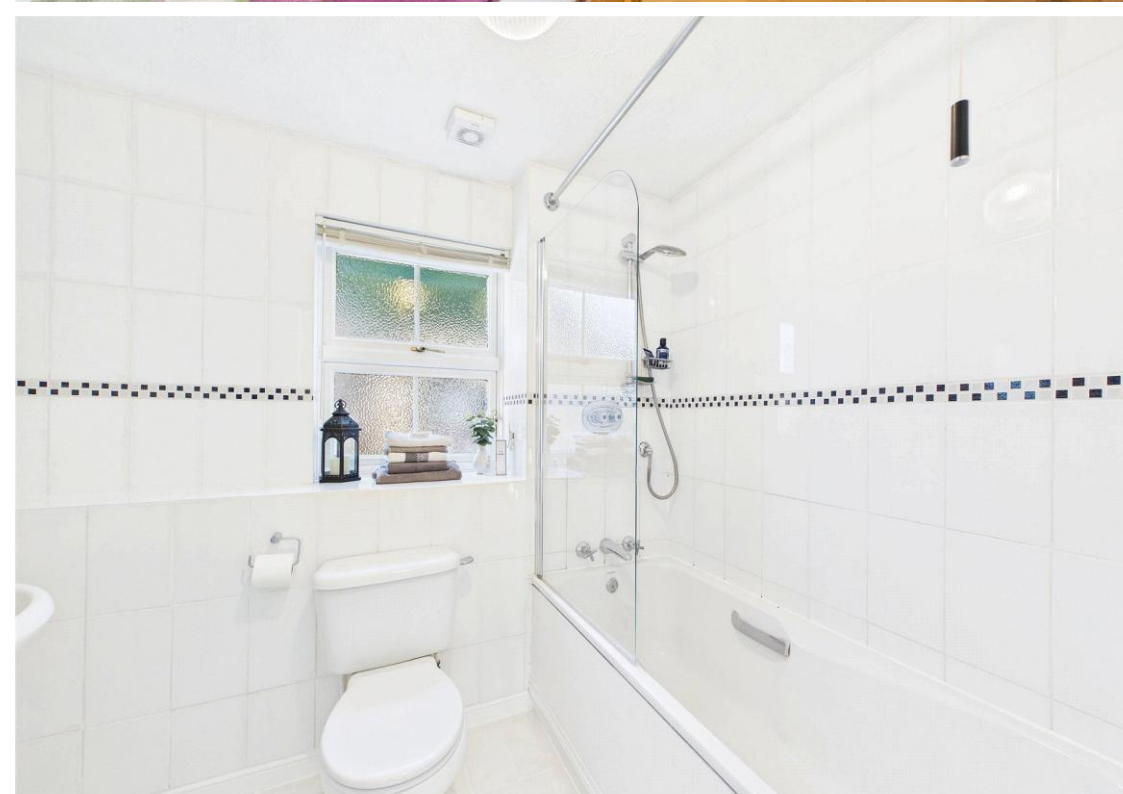
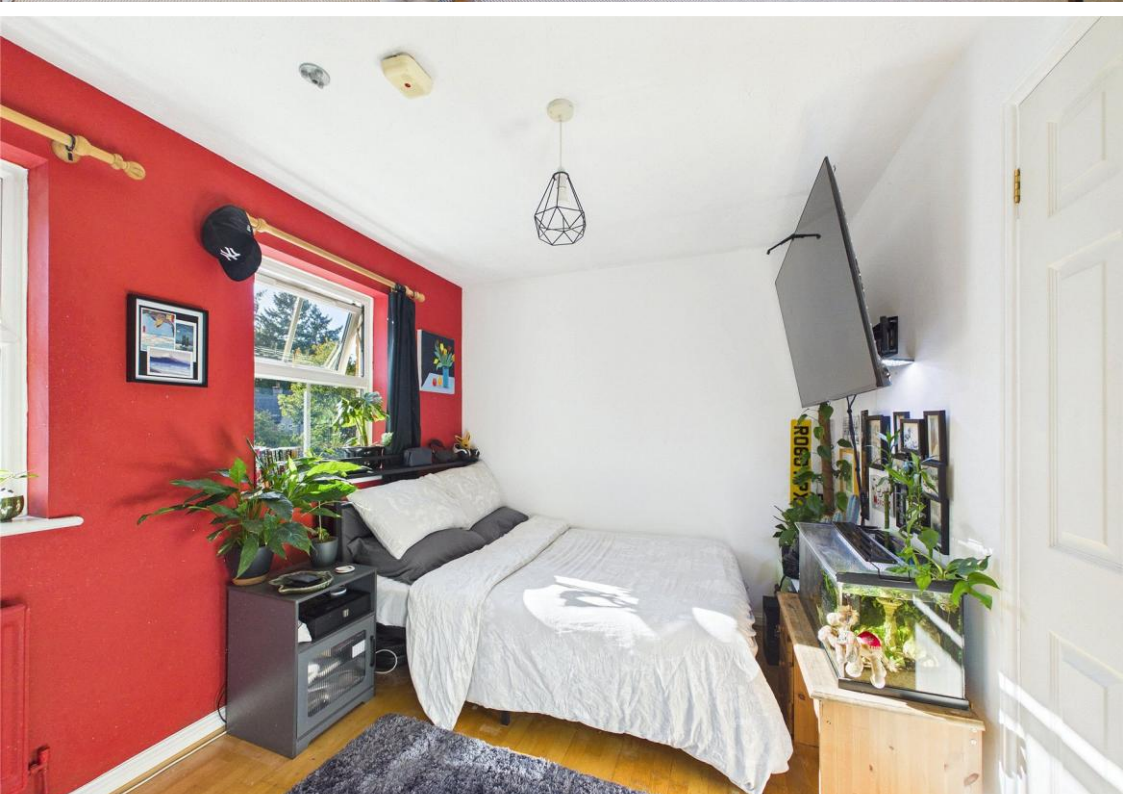
Outside, the property benefits from a mature and established rear garden, offering a pleasing degree of privacy. A paved terrace immediately adjoining the house provides space for outdoor seating and dining, with the remainder predominantly laid to lawn and enclosed by mature hedging, shrubs and established planting. The garden offers plenty of scope for families, entertaining and those simply looking for a private outdoor space.

A particularly useful feature is the detached double garage, positioned alongside the house and approached via a private driveway, it provides secure parking and substantial storage, while the driveway itself offers additional off-road parking.

Sundew Close enjoys the combination of a residential setting with convenient access to the centre of Lightwater. The village provides a good range of everyday amenities and is particularly well placed for access to Lightwater Country Park, local schools and the surrounding Surrey countryside. Road connections are excellent, with the A322 providing convenient access to Junction 3 of the M3 and onward connections towards London and the wider motorway network.

For commuters, nearby railway options include Bagshot, while Brookwood and Woking offer direct trains to Waterloo in approx. 30 mins. Other surrounding stations provide further connections towards London. The 34 and 35 bus stops with routes to Woking/Guildford and Camberley are a short walk away on the Guildford Road. Lightwater itself also offers a supermarket, pharmacy, butchers, hairdressers, newsagent, post office, pub and other local shops, together with leisure facilities and extensive open spaces.









Ground Building 1



Floor 1 Building 1



Ground Building 2



Approximate total area⁽¹⁾
1897 ft²
176.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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

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