



Ambleside Road | Lightwater | Surrey | GU18 5UL





Ambleside Road, Lightwater, Surrey, GU18 5UL

A beautifully refurbished four-bedroom detached family home, finished to an exceptional standard throughout and occupying a generous plot on one of Lightwater's most sought-after residential roads.

Having undergone a comprehensive refurbishment, this impressive home offers stylish, contemporary accommodation designed perfectly for modern family living. The property combines generous reception space, a superb open-plan kitchen/dining area, four bedrooms, extensive driveway parking, a detached double garage and a wonderful mature rear garden.

The heart of the home is the outstanding open-plan kitchen and dining room, finished to a high standard with an extensive range of contemporary cabinetry, sleek work surfaces and a substantial central island with breakfast-bar seating. The space has been thoughtfully designed for both everyday family life and entertaining, with an abundance of natural light and doors opening directly onto the rear garden.

The kitchen flows naturally into the living accommodation, while a generous separate living room provides an inviting space in which to relax. The contemporary décor, flooring and carefully considered finishes throughout give the ground floor a smart and cohesive feel. A downstairs cloakroom completes the accommodation on this level.

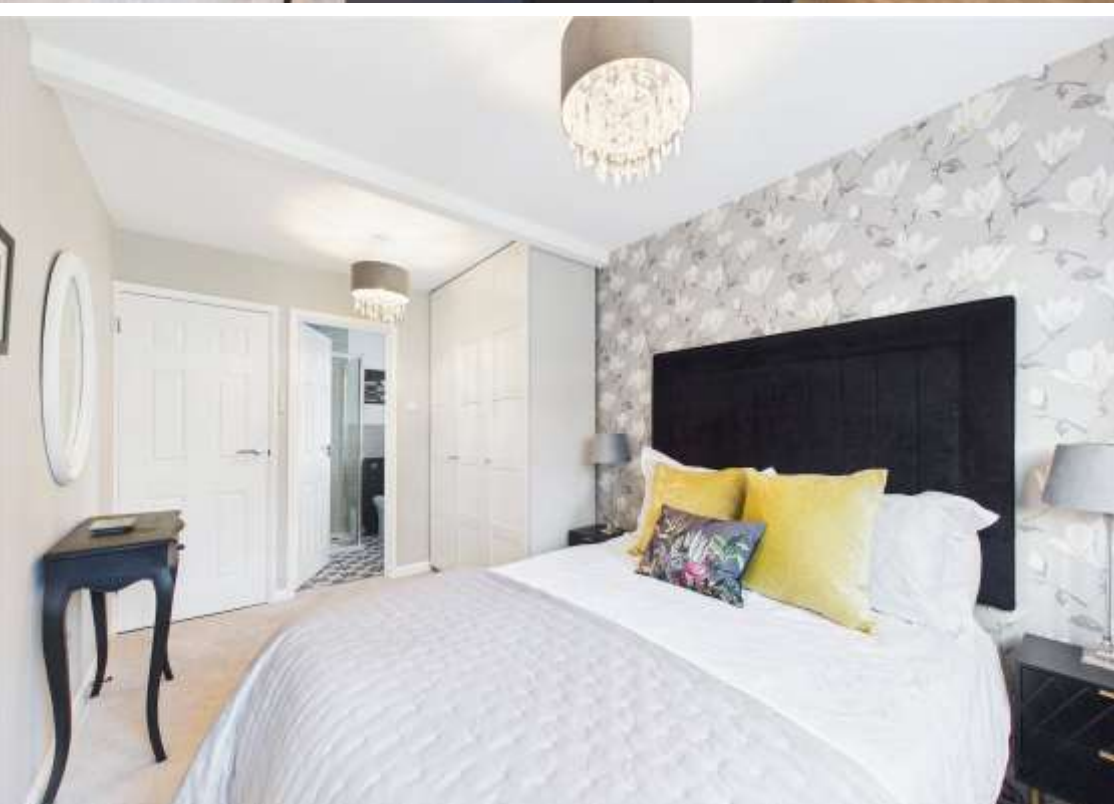
Upstairs are four well-proportioned bedrooms, complemented by stylish, modern bathroom facilities. The refurbishment continues throughout the first floor, creating a home that is ready for its next owners to move straight into and enjoy.

Outside, the substantial rear garden is a particular highlight. Predominantly laid to lawn and surrounded by mature trees, established shrubs and planting, it provides an attractive and private setting with plenty of space for children, entertaining and outdoor living. A generous terrace immediately adjoining the house creates an ideal area for summer dining and relaxing.

To the front, the property is approached over an extensive driveway providing parking for several vehicles, with access to a detached double garage offering excellent additional parking, storage or potential workshop space.

Situated on Ambleside Road, one of Lightwater's most sought-after residential roads, the property enjoys an established setting while remaining conveniently positioned for the village centre, highly regarded local schools, amenities and excellent transport connections.











Ground Building 1



Floor 1 Building 1



Ground Building 2



Approximate total area*

2017 ft²

187.3 m²

Reduced headroom

14 ft²

1.3 m²

(*) 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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