

Shrublands Drive | Lightwater | Surrey | GU18 5QS

Seymours


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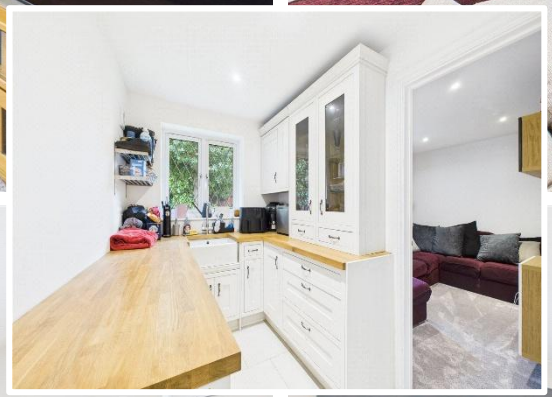



Our
family
may not
have to be
Perfect
to be
Wonderful



Shrublands Drive, Lightwater, Surrey, GU18 5QS

An exceptional five bedroom detached family home located in a quiet cul-de-sac on the popular Briars development.

Nestled within the exclusive and tranquil setting of Shrublands Drive, this remarkable five-bedroom detached residence epitomises modern family living.

Extended and designed with modern living in mind, the property seamlessly blends contemporary elegance with functional comfort, offering an expansive and versatile layout that caters to every aspect of daily life.

Upon entering, you are greeted by a spacious and welcoming entrance hall. To the front of the property is a generous sitting room that centres around the fireplace and also opens into the dining room.

The dining room also flows seamlessly into the conservatory, which floods the area with natural light, providing a seamless transition to the landscaped rear garden.

The kitchen breakfast room is fitted with quality oak eye and base level units and integrated appliances. In addition, there is a large utility room.

The ground floor also offers a separate sitting room, providing a serene retreat for quieter moments. A stylish guest cloakroom adds to the practicality of the home.

Heading to the first floor, the principal bedroom suite offers a luxurious sanctuary, complete with a contemporary en-suite shower room and ample walk-in storage.

All of the bedrooms are spacious doubles, with the two front rooms generously sized to comfortably accommodate king-size beds. Bedroom two also benefits from an en-suite, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property boasts a beautifully landscaped rear garden, perfect for outdoor entertaining and relaxation. A private driveway in front of the double garage offering parking and storage solutions.

Located just moments from the heart of Lightwater village, residents benefit from a range of local amenities, highly regarded schools, and excellent transport links, including easy access to the M3, A30, and mainline stations at Bagshot and Brookwood.

The nearby Lightwater Country Park offers 100 acres of woodland, lakes, and open green space, ideal for outdoor pursuits.

This exceptional home offers a rare opportunity to acquire a property of such quality and distinction in one of Lightwater's most desirable residential enclaves.



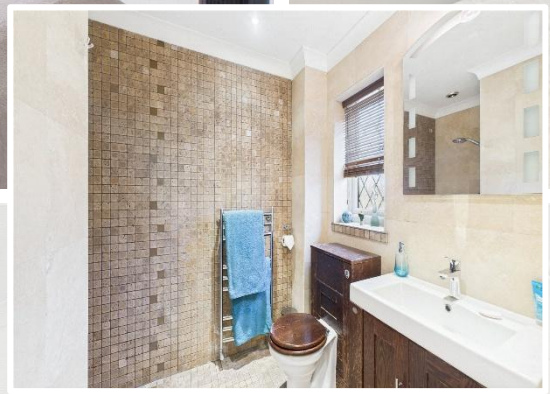







RORY
TIGGY
JURASSIC PARK


TO DARE IS TO DO



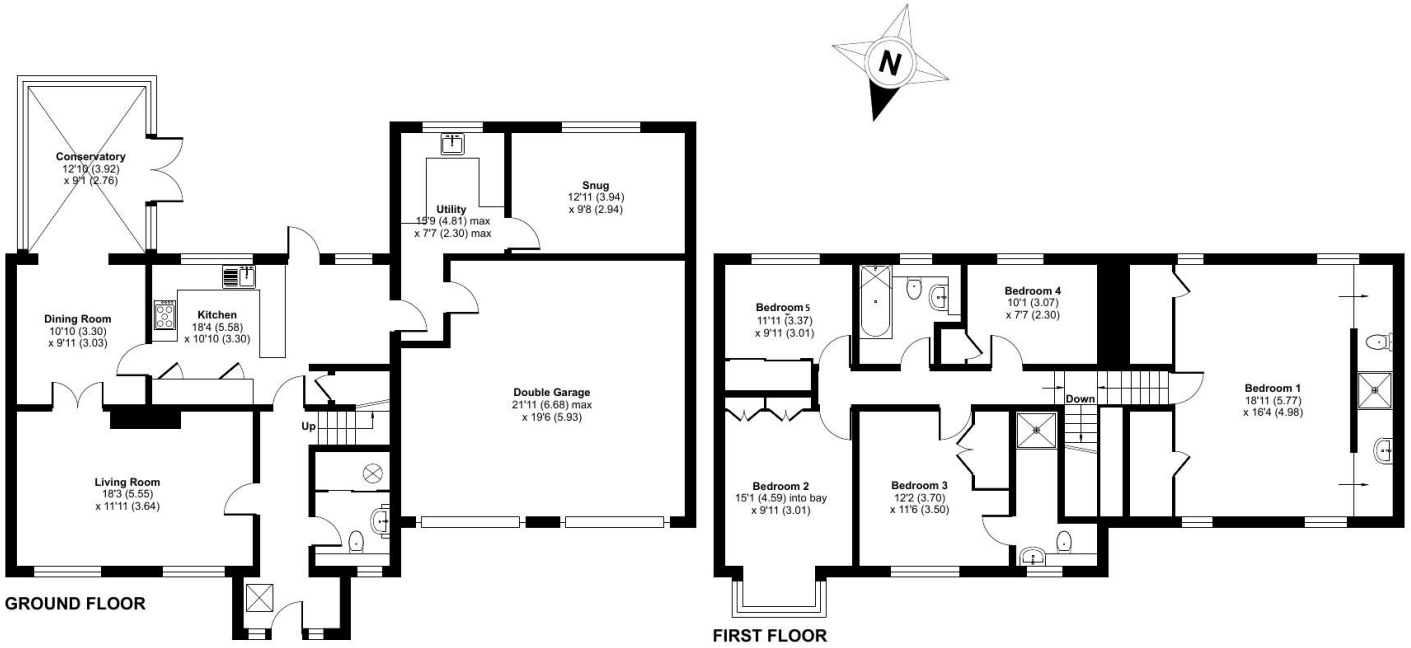


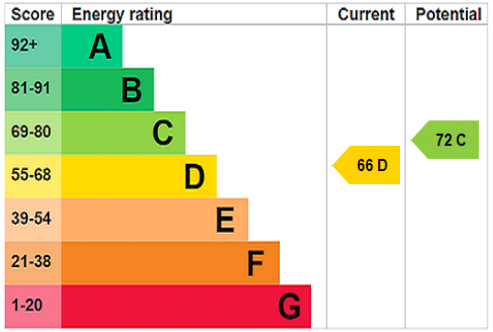



HOT TUB

Shrublands Drive, Lightwater, Surrey, GU18

Approximate Area = 2189 sq ft / 203.3 sq m
Garage = 412 sq ft / 38.2 sq m
Total = 2601 sq ft / 241.5 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Seymours Estate Agents. REF: 1359838



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

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