

Ambleside Road | Lightwater | Surrey | GU18 5UN

Seymours









# Ambleside Road, Lightwater, Surrey, GU18 5UN

**Occupying a generous and beautifully established plot on one of Lightwater's most sought-after residential roads, this superbly presented four-bedroom detached bungalow offers over 1,600 sq ft of versatile accommodation, combining elegant contemporary interiors with beautifully landscaped gardens and excellent parking.**

**Set back from the road behind mature hedging and an extensive gravel driveway, the property immediately impresses with its attractive kerb appeal, privacy and sense of space. Internally, the home has been thoughtfully modernised and meticulously maintained, creating a stylish residence perfectly suited to both family living and downsizing buyers seeking flexible accommodation.**

**The heart of the home is a stunning kitchen/breakfast room, fitted with a comprehensive range of contemporary shaker-style cabinetry, quality worktops and integrated appliances, providing an ideal space for everyday living and entertaining alike.**

**The generous living room enjoys delightful views across the front garden and features an attractive fireplace, creating a warm and welcoming focal point.**

**The accommodation is exceptionally versatile, with three well-proportioned bedrooms located on the ground floor, served by a contemporary family bathroom. The principal bedroom benefits from its own private en-suite shower room, offering comfort and convenience rarely found in homes of this style.**

**A substantial first-floor bedroom provides excellent additional accommodation and would be ideal as a guest suite, teenager's retreat, hobby room or home office, complemented by useful eaves storage.**

**Externally, the rear garden is a particular highlight. Beautifully landscaped and enjoying a high degree of privacy, the garden features an expansive lawn bordered by mature hedging and established planting, creating a tranquil outdoor environment ideal for entertaining, relaxation and family enjoyment.**

**A detached garage and extensive driveway parking complete the accommodation.**

**Situated within easy reach of Lightwater village amenities, excellent local schools, transport links and surrounding countryside, the property enjoys the perfect balance of convenience and lifestyle. Lightwater itself is well positioned for access to the M3 motorway, Bagshot station and a range of recreational facilities, making it highly regarded amongst commuters and families alike.**












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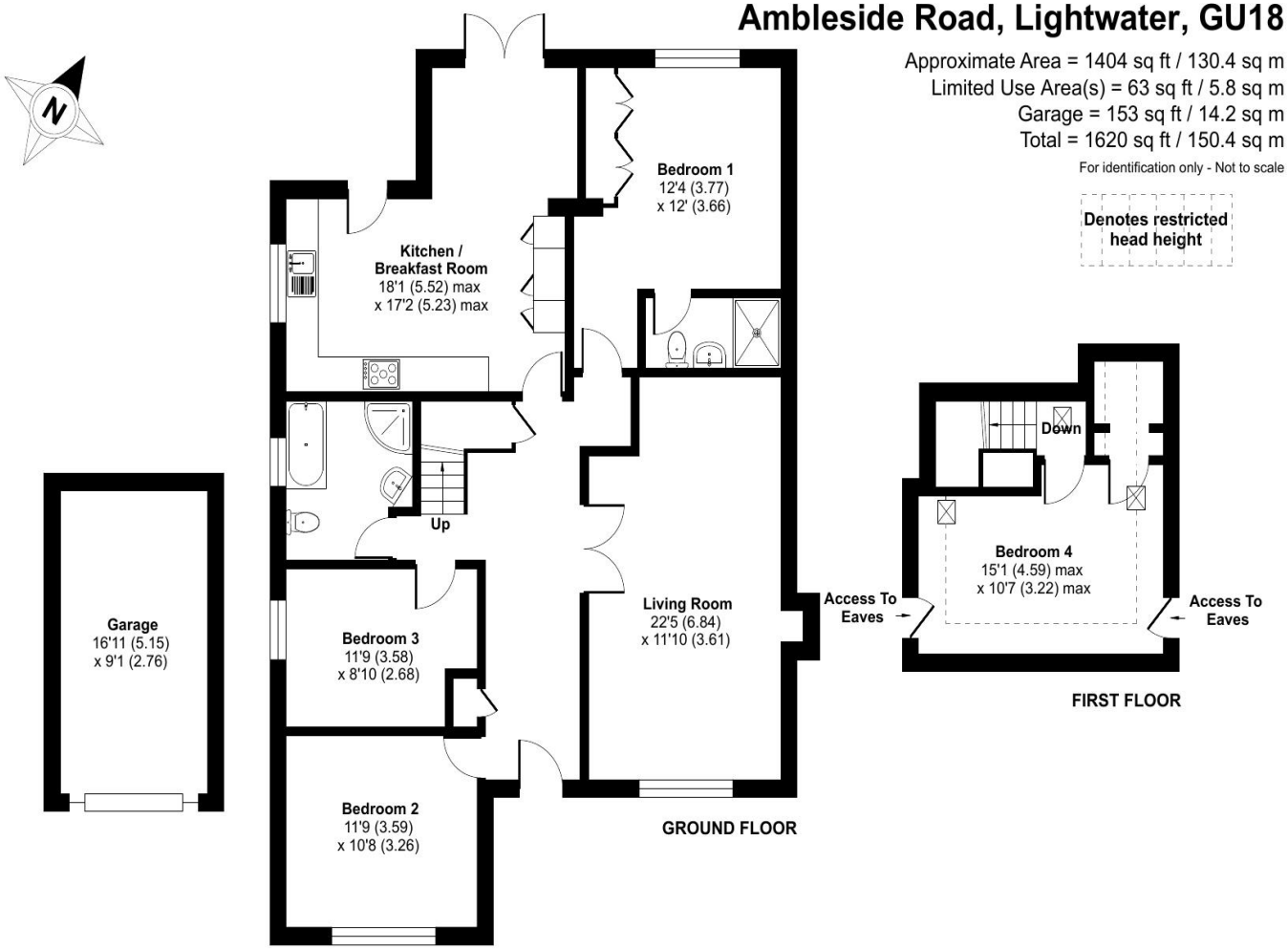






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Approximate Area = 1404 sq ft / 130.4 sq m
Limited Use Area(s) = 63 sq ft / 5.8 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1620 sq ft / 150.4 sq m
For identification only - Not to scale




| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | 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: 1472349



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