

Seymours

1 Fox Covert
Lightwater, Surrey, GU18 5TU

£475,000 Guide Price



Property details

- 3 bedrooms
- 1 baths
- EPC Rating TBC
- 890 sq. ft

Situated in a quiet residential cul-de-sac in the heart of Lightwater, this well presented three-bedroom semi-detached home has been thoughtfully modernised by the current owners and offers an excellent balance of contemporary living space, generous outdoor accommodation and versatile garage conversion.

Occupying a larger-than-average plot with ample driveway parking, this superb family home is perfectly suited to modern lifestyles.

The ground floor welcomes you with a bright entrance hall leading into a spacious front aspect living room, flooded with natural light through a large picture window.

To the rear, the impressive refitted kitchen/dining room provides the true heart of the home, featuring a comprehensive range of shaker-style units, extensive work surfaces, integrated appliances, breakfast bar and ample space for family dining. A separate utility room provides valuable additional storage and practical space.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom enjoys pleasant views over the rear garden, whilst the remaining bedrooms provide flexible accommodation for children, guests or those working from home.

The stylish family bathroom has been refitted with a contemporary white suite incorporating a shower over the bath and modern vanity storage.

One of the standout features of the property is the detached outbuilding, currently arranged as a fully insulated home office with an adjoining store room. This highly versatile space offers excellent potential for those working remotely, running a business from home, or seeking a gym, studio or hobbies room.

Externally, the rear garden enjoys an excellent degree of privacy and extends well beyond the immediate patio, offering generous lawned areas surrounded by mature trees and established planting. The garden provides plenty of space for children to play and for outdoor entertaining throughout the warmer months.

To the front, the property benefits from driveway parking leading to the garage/office, together with a lawned frontage which could offer further parking potential, subject to the necessary consents.

Fox Covert is a highly regarded residential location within easy reach of Lightwater Village, offering an excellent selection of local shops, cafes and amenities. The property is also conveniently positioned for well-regarded schools, Lightwater Country Park, and excellent commuter links via the M3, A30 and nearby railway stations at Bagshot and Camberley.

Council tax band: D
Local authority: Surrey Heath
Tenure: Freehold

Viewings
By appointment only
01276535451 / sales@seymours-lightwater.co.uk













Floorplan









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

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.