

Withy Close | Lightwater | Surrey | GU18 5SZ

Seymours









Withy Close, Lightwater, Surrey, GU18 5SZ

Centrally located within popular Lightwater Village, this extended four bedroom family home is offered to the market with no onward chain.

Having been loved and cherished for many years, the property is now ready for new owners who have the opportunity to add their own personality and update it to suit. The generous accommodation features a spacious living room that flows towards the garden, offering ample space for both relaxed seating and formal dining, a spacious kitchen-breakfast room with a separate utility room and an additional reception room that could be used in several ways.

Heading to the first floor, you will find four well pro portioned bedrooms and two bathrooms. Bedroom one is particularly impressive featuring its own private en-suite.

To the rear, the garden enjoys a sunny aspect and is mainly laid to lawn with a patio area. To the front is off-street park and access to the garage.

Withy Close is a popular cul-de-sac located in the heart of Lightwater Village. Locally, you will find highly regarded schools and a range of independent shops and businesses, as well as easy access to the M3 and larger surrounding towns.
Within easy reach of Lightwater Country Park, providing 100 acres of woodland. The property is also perfectly positioned for easy access to London and the motorway network. By road, Central London is around 27 miles away and easily reached via the M3, M4, and M25. Heathrow Airport is about 11 miles away, and Gatwick is about 35 miles distant. Regular train services to London (Waterloo) are available from Bagshot, Woking or Sunningdale. Ascot, 3.9 miles away, and the surrounding towns of Camberley,

Woking and the villages are well known for their boutiques, bars, brasseries and traditional country public houses. The area also boasts some of the finest restaurants, with The Latymer at Pennyhill Park Hotel & Spa in Bagshot and The Dorchester Collection Coworth Park in Ascot.









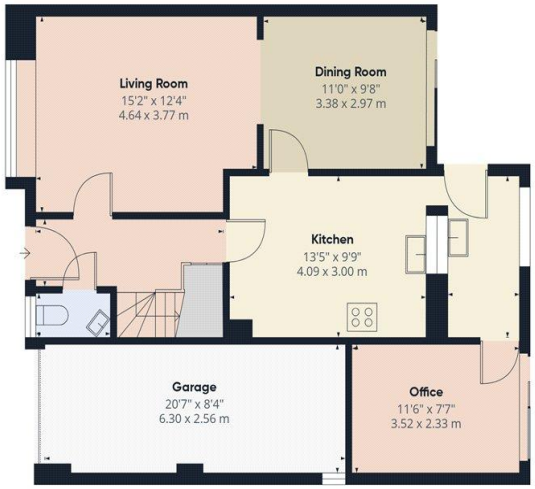



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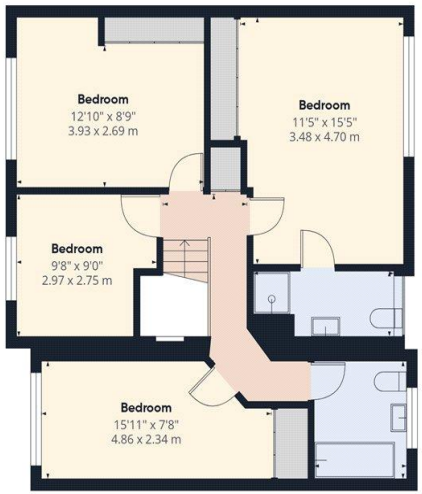








Ground



Floor 1



Approximate total area[1]

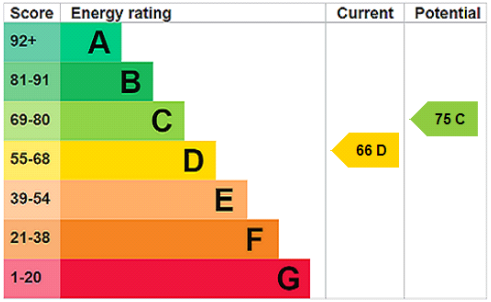
1528 ft²

141.9 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.

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