



Grasmere Road | Lightwater | Surrey | GU18 5TG





Grasmere Road, Lightwater, Surrey, GU18 5TG

A substantial and characterful village home, believed to date back to circa 1914, offering remarkably versatile accommodation approaching 1,900 sq ft, together with a large garden, generous living space and useful outbuildings, all positioned in the heart of Lightwater.

Behind its attractive cottage-style façade lies a home of surprising proportions. The property has clearly evolved over the years to create excellent family accommodation while retaining the individuality and character associated with an older village house.

The ground floor centres around a spacious kitchen, fitted with an extensive range of cabinetry. From here, the accommodation flows into a particularly impressive living room with French doors opening directly onto the garden.

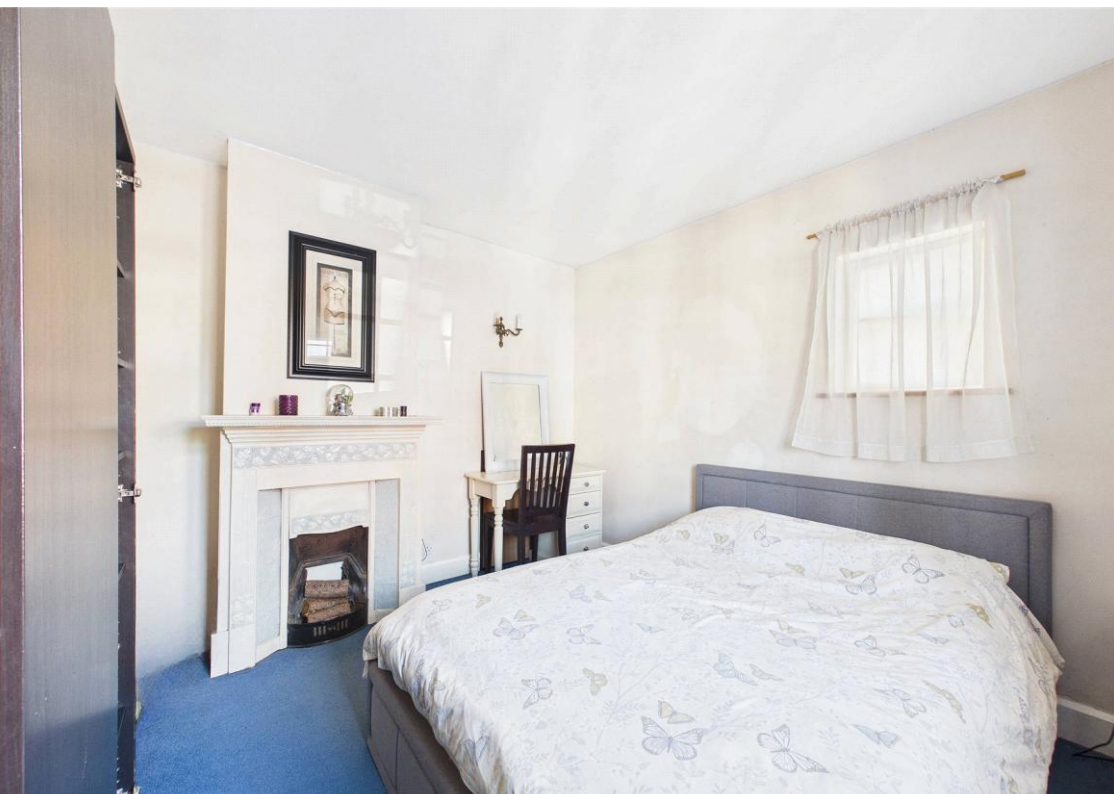
A separate dining room provides an ideal space for entertaining, while two ground-floor bedrooms offer considerable flexibility for family life, guests or those looking to work from home. A family bathroom completes this level.

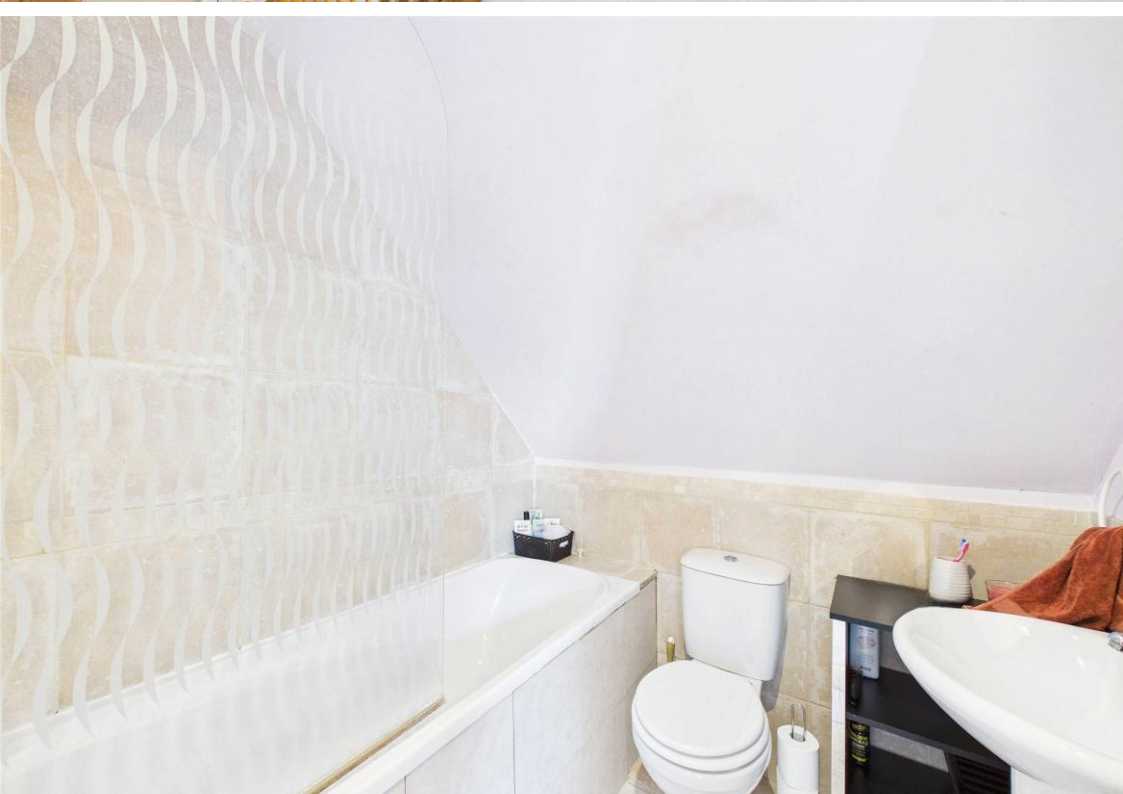
Upstairs, the converted roof space provides further highly adaptable accommodation. The principal bedroom is a generous room with rooflights and plenty of usable floor space, complemented by an additional bedroom, bathroom and landing area. The sloping ceilings and roofline give this floor considerable character.

Outside is an important part of the property's appeal. The house is set behind a walled frontage with off-road parking, while to the rear is a large and established garden, providing plenty of room for families, entertaining and keen gardeners alike. Two useful sheds/outbuildings offer valuable storage and potential for hobbies or workshop use.

The property would now benefit from some updating in places, giving its next owner an excellent opportunity to put their own stamp on a distinctive period home without sacrificing the space and character already on offer.

Situated in the heart of Lightwater village, the property is ideally placed for local shops, amenities and schools. Lightwater Country Park is also nearby, offering extensive woodland, heathland and open space. Excellent road links via the M3 and A322 provide convenient access to Camberley, Guildford and the wider motorway network, making the village a popular choice for families and commuters alike.

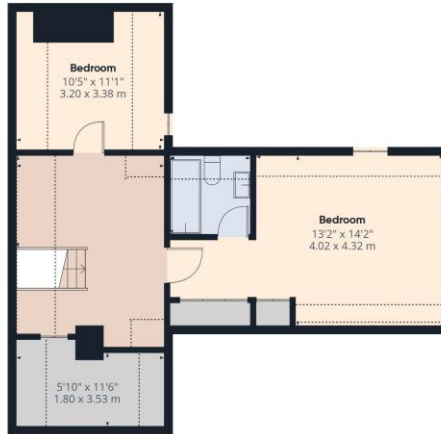




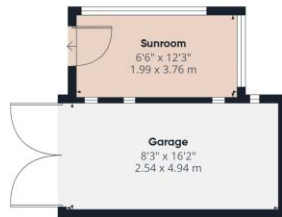




Ground Building 1



Floor 1 Building 1



Ground Building 2



Approximate total area⁽¹⁾

1875 ft²
174.2 m²

Reduced headroom

172 ft²
16 m²

(1) 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		
69-80	C		
55-68	D	67 D	73 C
39-54	E		
21-38	F		
1-20	G		



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