



Grasmere Road | Lightwater | Surrey | GU18 5TJ





Grasmere Road, Lightwater, Surrey, GU18 5TJ

A beautifully reimagined period residence where timeless character meets contemporary luxury. The White House has been meticulously refurbished throughout to an exceptional standard, creating an elegant family home that effortlessly blends original architectural charm with sophisticated modern living.

Extending to approximately 2,861 sq ft, including a detached studio and garage, the property offers versatile accommodation ideally suited to modern family life.

At the heart of the home lies a stunning open-plan kitchen, dining and family room, thoughtfully designed for both everyday living and entertaining. The bespoke kitchen features striking quartz worktops, premium integrated appliances and a substantial central island, while large roof lanterns and full-width bi-fold doors flood the space with natural light and create a seamless connection to the landscaped rear garden.

The elegant reception rooms retain the warmth and character expected of a fine period home, with high ceilings, feature fireplaces and bay windows combining beautifully with carefully chosen contemporary finishes. A separate study provides an ideal home office, complemented by a practical utility room and ground floor cloakroom.

Upstairs, the principal bedroom enjoys a stylish dressing room and luxurious en-suite shower room, with four further well-proportioned bedrooms served by a beautifully appointed family bathroom. The bathrooms have been finished to an exceptional standard, featuring quality fittings, contemporary tiling and elegant detailing.

The beautifully landscaped rear garden has been thoughtfully designed to provide a series of distinct outdoor spaces, ideal for both entertaining and everyday family living. A generous Indian sandstone terrace adjoins the house, creating the perfect setting for al fresco dining, while manicured lawns are framed by mature trees, established planting and colourful borders, offering a wonderful sense of privacy and seclusion.

Tucked away within the garden is a delightful covered BBQ and entertaining area, providing a sheltered space for outdoor dining throughout the seasons. Surrounded by established planting, this enclosed retreat creates an intimate setting for family gatherings, summer barbecues or evening drinks beneath the festoon lighting.

The detached studio overlooks the garden and offers exceptional flexibility, whether utilised as a cinema room, home office, or gym. The mature landscaping, established trees and carefully planned planting combine to create a peaceful and private outdoor environment that complements this exceptional family home.

To the front, the property benefits from ample driveway parking and double garage.

Situated on the highly regarded Grasmere Road, one of Lightwater's most desirable residential addresses, The White House enjoys convenient access to the village centre, excellent local schools, country parks and the M3, providing straightforward links to London, Heathrow, Guildford and the surrounding business centres.









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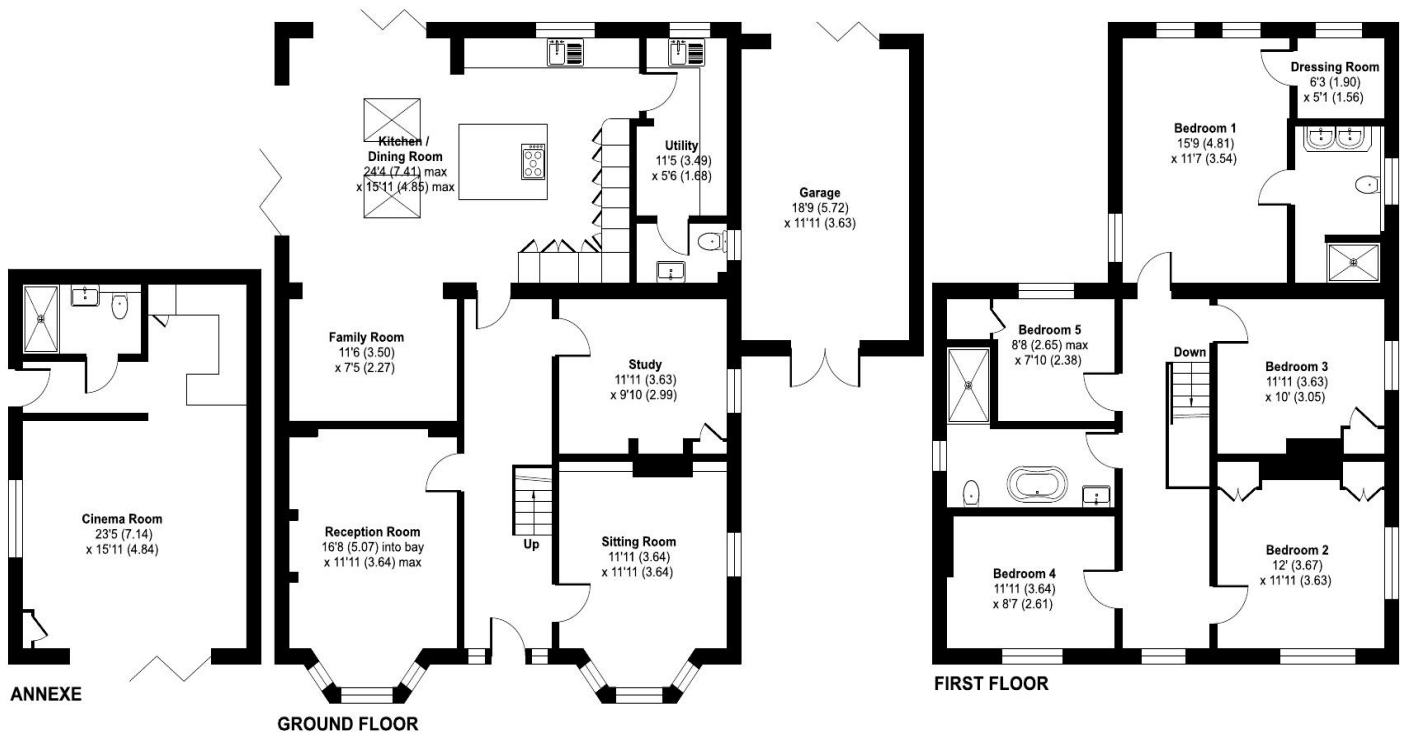
Approximate Area = 2265 sq ft / 210.4 sq m

Annexe = 372 sq ft / 34.5 sq m

Garage = 224 sq ft / 20.8 sq m

Total = 2861 sq ft / 265.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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: 1501590





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