



Hawkes Leap | Windlesham | Surrey | GU20 6JL





Hawkes Leap, Windlesham, Surrey, GU20 6JL

Occupying an impressive plot within one of Windlesham's most desirable residential settings, this substantial five-bedroom detached family home offers close to 2,000 sq. ft. of versatile accommodation, complemented by a generous garden, extensive driveway parking and an integral double garage. No onward chain.

The property immediately makes an impression with its distinctive characterful façade, combining exposed brickwork with Tudor-style detailing. Inside, the accommodation is equally impressive, offering an abundance of space for both everyday family life and entertaining.

A welcoming entrance hall provides access to the principal ground-floor rooms. The living room is particularly generous, extending to over 20ft and centred around an attractive feature fireplace. Doors open into a bright sunroom overlooking the garden, creating a natural connection between the house and its outdoor surroundings.

A separate dining room provides an ideal setting for more formal occasions, while the well-appointed kitchen offers an extensive range of cabinetry, integrated appliances and excellent preparation space. Further versatility comes from a separate study, perfectly suited to those working from home, alongside a ground-floor cloakroom and internal access to the substantial double garage.

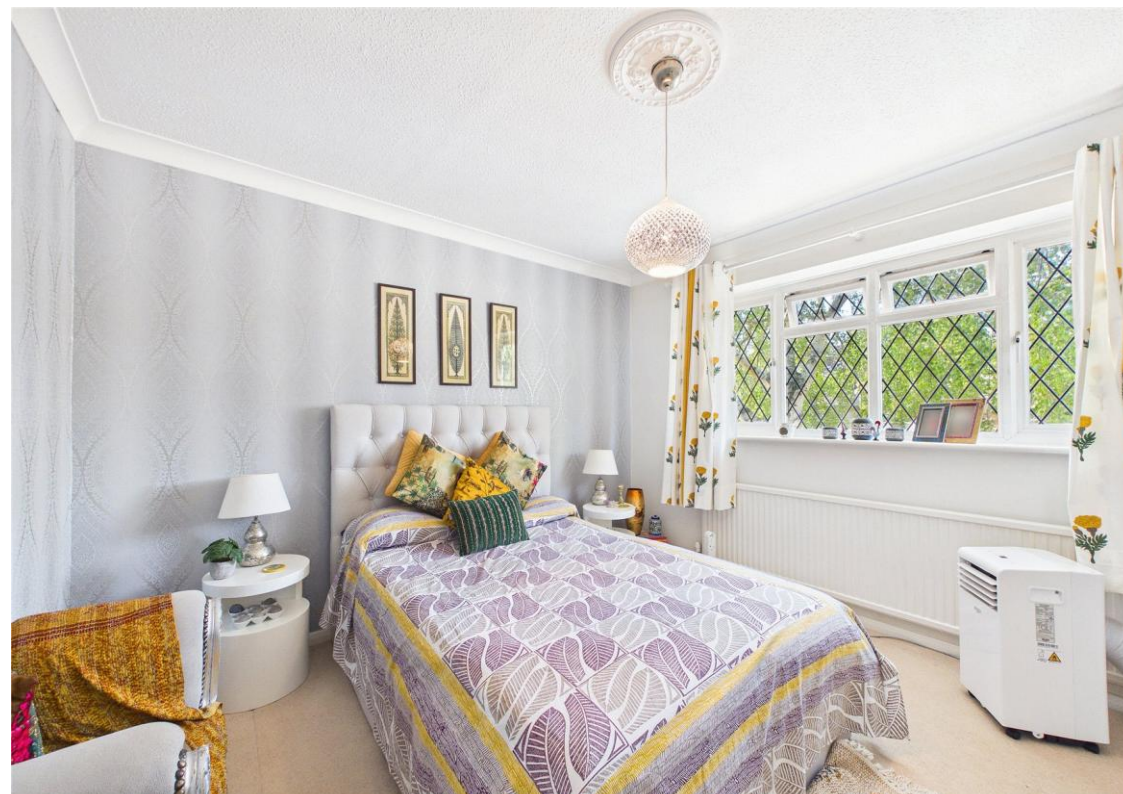
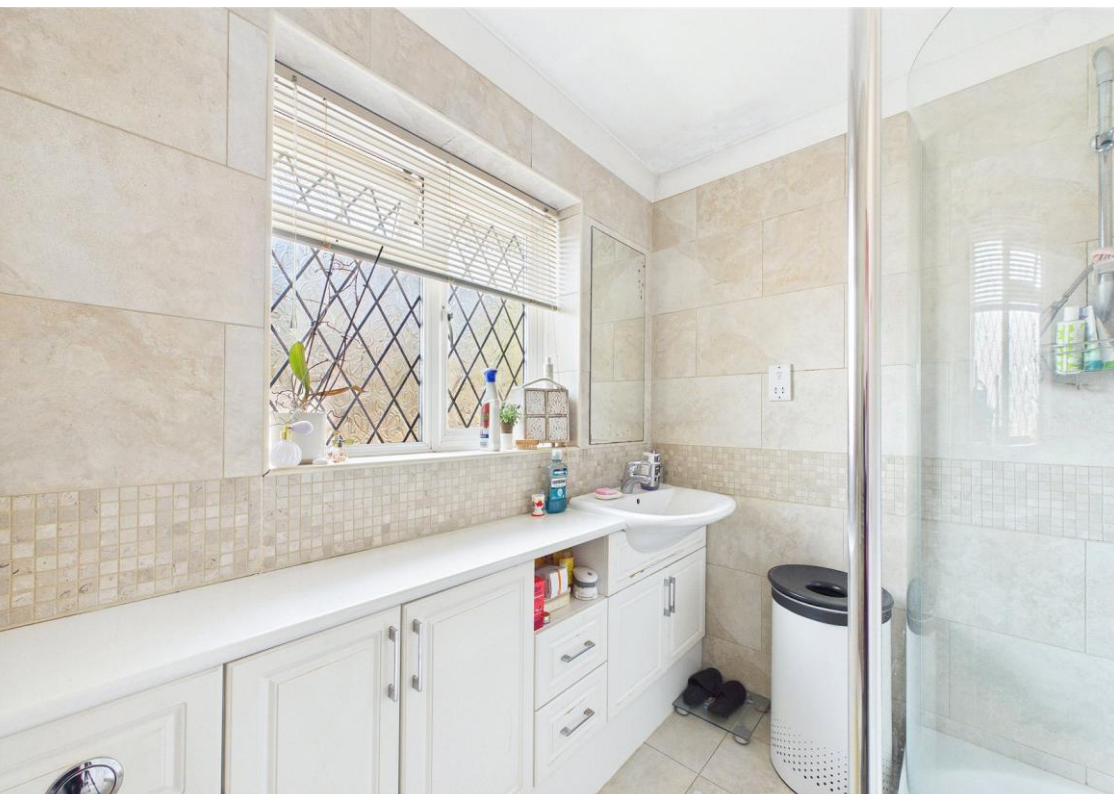
Upstairs, the sense of space continues with five bedrooms arranged around a central landing. The principal bedroom is a superb size and benefits from its own dressing room and en-suite facilities, creating a particularly impressive private suite. Four further bedrooms provide excellent flexibility for family and guests, complemented by additional well-appointed bathroom facilities, including a beautifully finished bathroom featuring a contemporary freestanding bath.

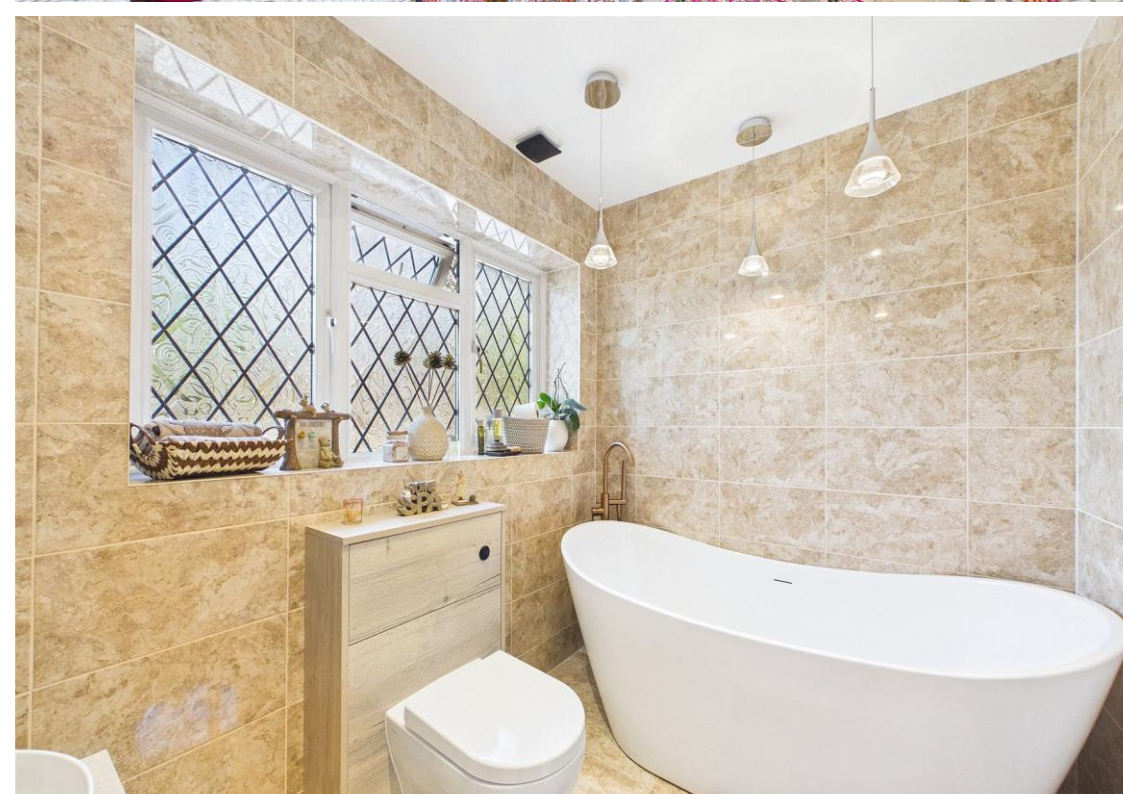
Outside is where Hawkes Leap really comes into its own. The rear garden is wonderfully private and enjoys a mature, leafy backdrop, with a broad expanse of lawn providing plenty of room for children, entertaining and outdoor living. Established trees and planting create a secluded feel, while a patio adjoining the house provides the perfect setting for summer dining.

To the front, a substantial driveway provides parking for numerous vehicles and leads to the integral double garage, while the established surroundings reinforce the property's sense of privacy.

Hawkes Leap is ideally positioned within the sought-after village of Windlesham, renowned for its attractive semi-rural surroundings and strong sense of community. The village offers a selection of popular pubs, restaurants, independent shops and everyday amenities, while nearby Sunningdale, Ascot and Virginia Water provide further shopping and leisure facilities.

Families are particularly well catered for with a wide choice of highly regarded schools throughout the surrounding area, while excellent road links provide convenient access to the M3, M25 and Heathrow Airport.









Ground



Floor 1



Approximate total area⁽¹⁾
1995 ft²
185.2 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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