



Glebe Close | Lightwater | Surrey | GU18 5SY



Glebe Close, Lightwater, Surrey, GU18 5SY

Situated within a quiet and established cul-de-sac in the heart of Lightwater, this spacious three-bedroom semi-detached family home offers versatile accommodation, generous driveway parking and an attached garage. The property is offered for sale with no onward chain.

The ground floor provides an excellent balance of living and entertaining space. A welcoming entrance hall leads through to a generous living room, while the separate dining room provides plenty of space for family meals and entertaining.

The kitchen is well proportioned, fitted with a range of eye and base-level units and offering space for a breakfast table, with direct access out to the rear garden.

A particularly useful addition is the separate study, providing an ideal home office, playroom or additional reception space. A downstairs cloakroom completes the ground-floor accommodation.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles. Bedroom one benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a good-sized and private rear garden, predominantly laid to lawn with established planting and a patio adjoining the house, providing an excellent space for outdoor dining and entertaining.

To the front, a driveway provides off-street parking and leads to the attached garage, offering further parking or useful storage.

Glebe Close is a popular residential cul-de-sac conveniently positioned for the centre of Lightwater village, with its range of shops, cafés and everyday amenities. Lightwater Country Park is also within easy reach, providing extensive woodland walks and open green space.

The area is particularly popular with families, with well-regarded local schooling nearby, while commuters benefit from excellent road connections via the M3 and easy access to neighbouring Windlesham, Bagshot, Camberley and Sunningdale.

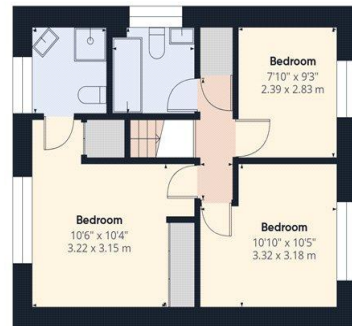








Ground



Floor 1



Approximate total area⁽¹⁾
1177 ft²
109.2 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		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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