

 5  4  4



# Higgs Lane, *Bagshot*

OSBORNE HEATH



# A five bedroom, four bathroom detached family home with a gated driveway, garage, annexe, west facing garden and no onward chain.

On the ground floor is a kitchen with living and dining areas, living room, conservatory, utility room, and study or fifth bedroom with en suite shower room which is also used as a downstairs WC.

The first floor has a principal bedroom with a lounge area, west facing balcony and an en suite, guest room with an en suite, double bedroom with built-in wardrobes, family bathroom and a fourth bedroom.

Outside the property has a gated driveway with a garage which has an annexe currently used as the study. There is also side access to a west facing garden with patio and lawn areas plus a wood-store and sauna.

Bagshot is conveniently located for access to the motorway network and Heathrow Airport, while private aviation facilities are available at Farnborough and Fair Oaks Airfields. A Waitrose store and Bagshot High Street are both within striking distance whilst the historic towns of Guildford and Windsor, both with thriving High Streets, offer a wider range of amenities. Some of the best known golf courses in the world may be found in the area, notably Wentworth and Sunningdale. There are excellent spa facilities at Pennyhill Park, Coworth Park, Wentworth, Berystede and Foxhills, and many local riding schools and stables for those with equestrian interests. Attractions for all of the family include Windsor Castle, Legoland, Thorpe Park, Windsor Great Park, Virginia Water Lake and Savill Garden. Pleasant walks and off-road cycling are available at the nearby Bagshot Heath and Swinley Forest.

EPC rating C. Council Tax band G.









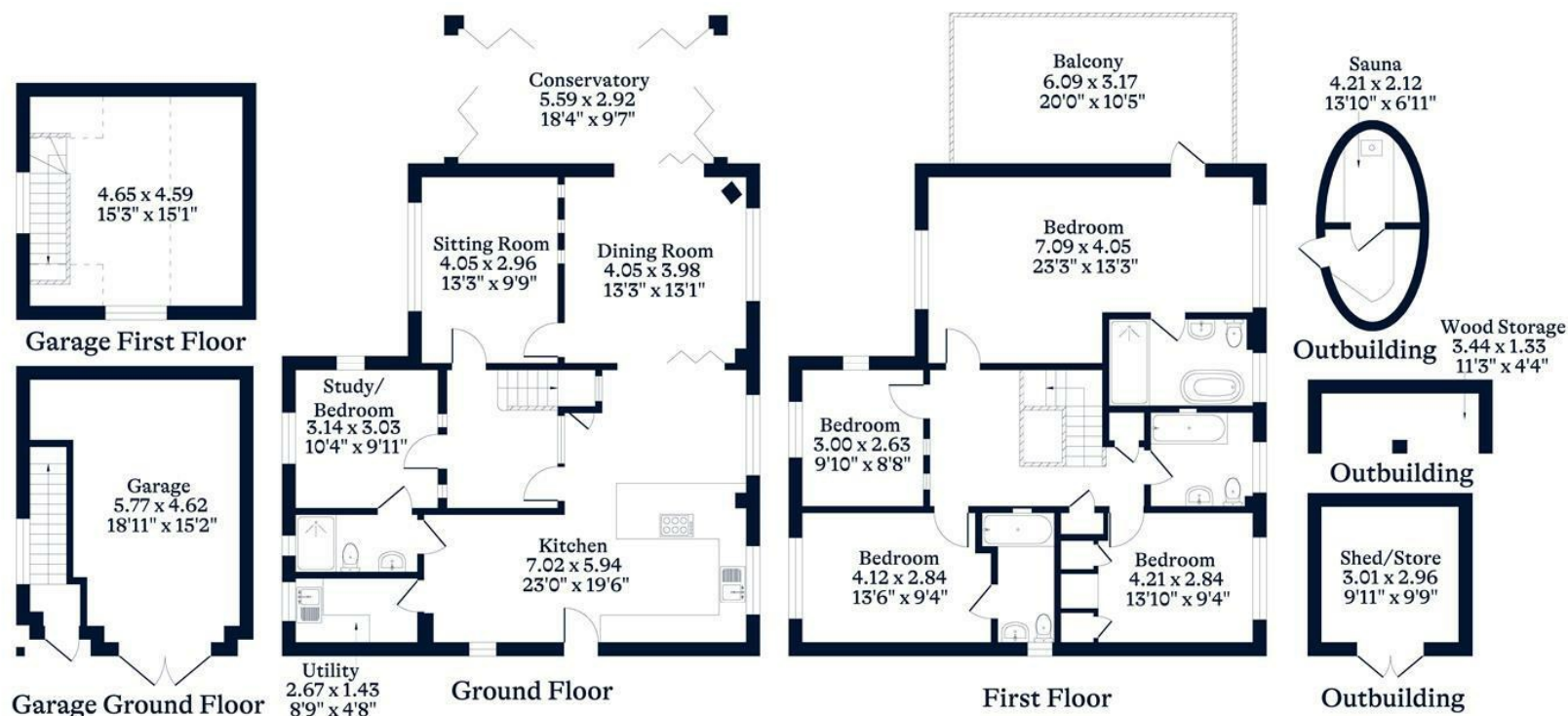
#### APPROXIMATE FLOOR AREA

House - 197.21 sq m - 2123 sq ft  
Garage - 47.25 sq m - 509 sq ft  
Outbuilding - 19.47 sq m - 210 sq ft  
Total - 263.93 sq m - 2842 sq ft  
(Gross Internal Area)

OH

#### NOT TO SCALE

This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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