

HOWLANDS

SALES & LETTINGS

Established 2009



Higgs Lane, Bagshot, Surrey, GU19 5DP

£995,000 Freehold



SUMMARY - We are delighted to offer for sale this spacious and superbly presented detached house of 2,784 square feet (258 square metres). Offering five double bedrooms and the property was built in the early 1990's. It is located in a private cul de sac position with just three other detached properties and within just a short walk of Bagshot village with its shops, amenities and railway station. The St. Annes Church and the Swinley Forest/Bagshot Heath area which is a huge expanse of woods and heathland is also within a short walk. There are many miles of attractive tracks and pathways ideal for walkers, keep fit joggers, dog walkers and cyclists. The property has gas fired heating with radiators and double glazed windows and doors. Viewing is highly recommended.

LOCAL INFORMATION: Bagshot village has a good range of every day shops including a Post office, Cooperative supermarket, first and middle schools, pubs, restaurants and takeaways and the railway station. There is also a Waitrose supermarket with a café on the London Road. The Bagshot area also has excellent access onto the M3 motorway and A322 (Bracknell Road), and A30 (London Road) networks.

A double glazed front door to the: **ENTRANCE HALL:** Attractive Amtico flooring, under stairs cupboard, coats cupboard.

CLOAKROOM: Low level WC, wash hand basin, towel heater radiator.

LOUNGE: 19 x 13'1 (5.78m x 3.98m). Wide front aspect bay window, four wall lights, attractive fireplace with stone surround and granite hearth, attractive dual fuel cast iron burner, French doors to garden.

DINING ROOM: 11'5 x 11'4 (3.49m x 3.46m). Wood laminate flooring, French doors to the conservatory.

KITCHEN/BREAKFAST ROOM: 18'2 x 11'5 (5.54m x 3.49m). An excellent size room with down lights, radiator, quality range of base and wall cupboard with quartz worktops, window overlooking the rear garden, space for a cooker (Rangemaster gas cooker is negotiable), wall mounted cooker hood above, built-in dishwasher, double sink with mixer tap, open through to the:

CONSERVATORY: 20'7 x 10'7 max (6.27m x 3.22m max): Fully double glazed windows and French door to garden, under flooring heating, electric vents, down lights.

UTILITY ROOM: Space for a washing machine and tumble dryer, down light, door to side garden.

STUDY: 9'9 x 6'9 (2.97m x 2.07m). Front aspect window, door to the garage.

FAMILY ROOM/GYM: 10'2 x 8'10 (3.11m x 2.68m). French door to side garden, wood laminate flooring.

Stairs from entrance hall to the **LANDING:** Front aspect window, airing cupboard with hot water cylinder tank, loft hatch with pull down ladder.

MAIN BEDROOM ONE: 19'11 x 14'8 (6.07m x 4.48m). An excellent size double bedroom with down lighting, range of two built-in wardrobes, side and front aspect windows.

Dressing Room: Range of built-in wardrobes, window.

Ensuite Bathroom: A luxury bathroom with walk-in shower enclosure with Mira shower unit, two round basins with mixer taps with cupboards under, panel enclosed bath, low level WC, bidet, towel radiator, window.

GUEST SUITE BEDROOM TWO: Excellent size bedroom with built-in wardrobes. Front aspect window.

Ensuite Bathroom: Panel enclosed bath with mixer shower, walk-in shower enclosure with Mira shower unit, wash basin with vanity unit, low level WC, bidet, window, towel radiator.

BEDROOM THREE: 12 x 9'10 (3.67m x 2.99m). Double bedroom with built-in wardrobes, rear aspect window.

BEDROOM FOUR: 10 x 9'10 (3.04m x 2.99m). Double bedroom with built-in wardrobes, rear aspect window.

BEDROOM FIVE: 10 x 9'9 (3.04m x 2.97m). Double bedroom with built-in wardrobes, rear aspect window.

FAMILY BATHROOM: Shower cubicle with sliding door, Mira shower unit, attractive fully tiled walls, low level WC, wash hand basin, window, panel enclosed bath with hand shower, towel radiator.

OUTSIDE:

FRONT GARDEN AND DRIVEWAY: Wide frontage with a large and attractive driveway for several cars, side access gate to either side.

REAR GARDEN: A very large and attractive patio area ideal for entertaining and BBQs, leading to lawn with attractive flower and shrub borders,

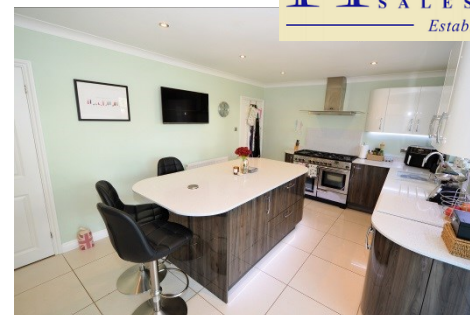
SIDE GARDEN AREA: A secluded area with an attractive pond, garden shed.

INTEGRAL DOUBLE GARAGE: 18'6 x 17'3 (5.65m x 5.26m). Two electrically powered up and over doors, light and power, side window, gas fired Glow Worm boiler for heating and hot water, fuse box.

COUNCIL TAX BAND: G (payable £4,174.16 for 2025/26)



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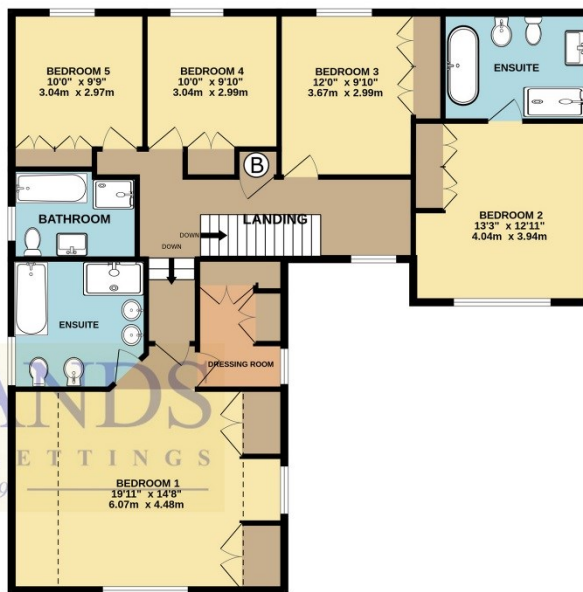






GROUND FLOOR
1499 sq.ft. (139.2 sq.m.) approx.

1ST FLOOR
1285 sq.ft. (119.4 sq.m.) approx.



TOTAL FLOOR AREA : 2784 sq.ft. (258.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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- * Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.
- * Any electrical and gas appliances are not tested.
- * Sizes given are maximum approximate dimensions.

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