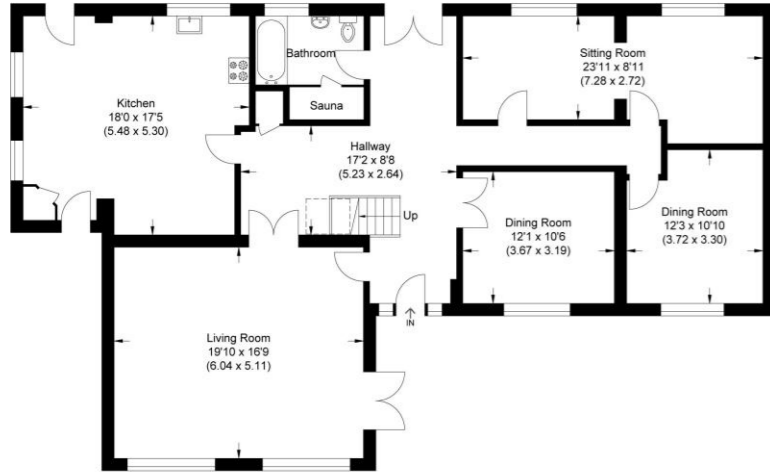


Approximate Gross Internal Area
 253.34 sq m / 2726.92 sq ft
 (Includes Garage)
 Garage Area 33.17 sq m / 357.03 sq ft

= Reduced Headroom Below 5 ft/1.5m



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Postcode for sat nav: GU18 5YG



Curley Hill Road, Lightwater

£1,200,000



The Old Dairy, 7 Updown Hill, Windlesham, Surrey GU20 6AF
 enquiries@newtonrowe.co.uk | 01276 986900

www.newtonrowe.co.uk



Curley Hill Road, Lightwater

Situated in an elevated position in one of Lightwaters most prestigious locations, this substantial 2726 sq. ft home is in immaculate condition throughout.

FEATURES

- Detached
- Elevated views
- Secluded plot
- Close to Lightwater country park
- Set back from road
- Private lane location
- Impressive reception
- Stand alone bath
- Stunning interior

ACCOMMODATION

- Entrance hall
- Downstairs bathroom with sauna
- Kitchen/dining room with central island
- Three reception rooms
- Further ground floor bedroom if 4 needed
- Three upstairs bedrooms
- Main bedroom with dressing room-en-suite

OUTSIDE

- Tiered rear garden
- Large patios to front and rear
- Detached double garage
- Driveway parking

LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band G

EPC RATING

D





