



A detached family home in a village location

135 MacDonald Road, Lightwater, GU18 5YB

Freehold

savills

Entrance hall • Drawing room • Family room • Kitchen/
dining room • Study • Cloakroom • Utility room • Master
bedroom suite with dressing room and bathroom
• 4 further bedroom suites • Double garage • Front
and rear gardens • Gated entrance

Description

A contemporary family home which offers versatile accommodation and luxurious living. Exactly designed and fitted with Smart Home under floor heating to the ground floor and bathrooms, Lutron Lighting, LED Downlighting, electric gates and many other modern conveniences. The kitchen/dining room is a highlight with marble worksurfaces, a Quooker tap and integral appliances including a Wolf 5-ring hob and oven, Miele microwave, steam oven and dishwasher, a Sub-zero fridge/freezer and wine cooler, and an integrated freezer. The utility room features dual Siemens washer-dryers.

The ground floor provides flexible accommodation, featuring handmade joinery with leather, fabric or stained timber and bi fold doors leading to a sheltered outdoor terrace with patio heaters. The bright, flexible living space is arranged to provide three principal reception rooms. Situated on the first floor is the master suite with en suite dressing room and spacious marble tiled bathroom, and three further bedrooms (all en suite); a fifth bedroom, also en suite, is located above the garage providing additional accommodation.

Situation

Situated in a sought after location in this popular and picturesque village with convenient access to Lightwater Country Park. The area is perfectly positioned for easy access to London and the South Coast. Superb leisure and sporting facilities are available locally such as golf at Sunningdale, Wentworth and The Berkshire with Virginia Water Lake and Windsor Great Park providing walking and cycling opportunities. The area is well served by schools including Heather Ridge Infant School, Hall Grove, Gordon's School, Woodcote House School, TASIS and ACS.

Local Authority

Surrey Heath Borough Council

Services

The property has mains electricity, gas, water and drainage.

Fixtures and Fitting

All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.





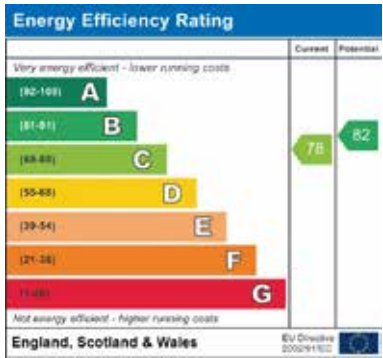
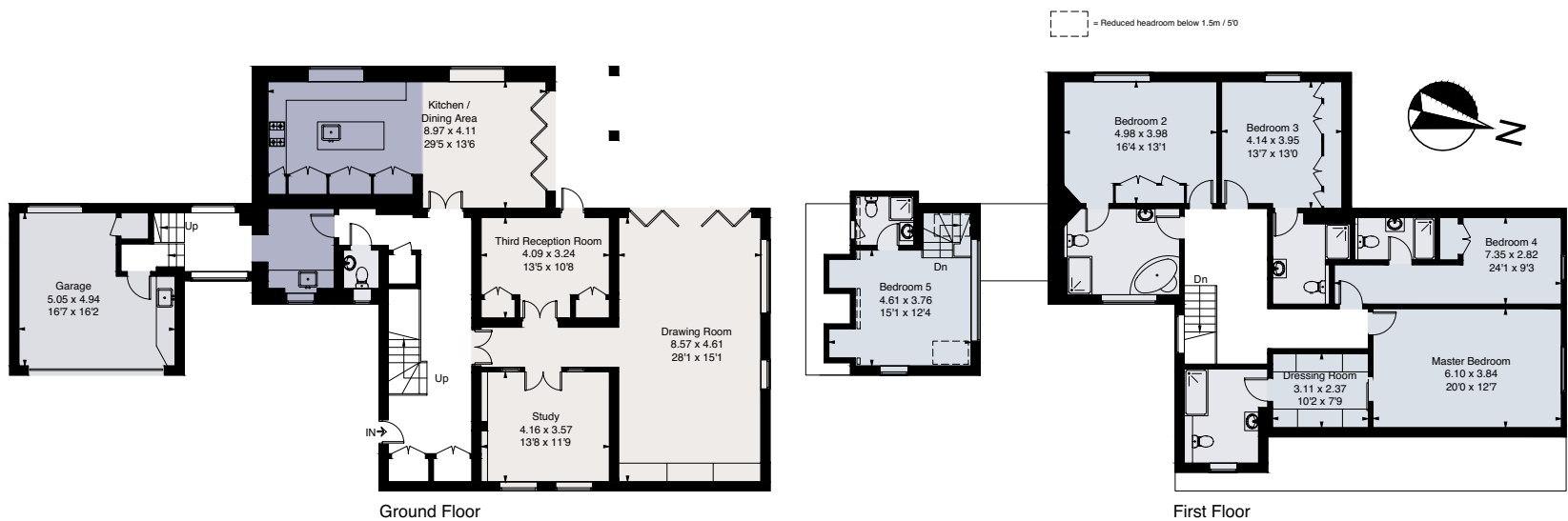
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Approximate Floor Area 311.0 sq m / 3356 sq ft
Garage 23.0 sq m / 243 sq ft
Total 334.0 sq m / 3599 sq ft



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Frazer Chown
Savills Sunningdale
01344 626162
sunningdale@savills.com



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