



Shrublands Drive | Lightwater | | GU18 5QS

Price Guide £900,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

Shrublands Drive | Lightwater  
| GU18 5QS  
Price Guide £900,000

This extended 4 bedroom home is situated in a quiet cul-de-sac and enjoys a SW facing garden and a stunning 28ft kitchen/dining room. Located within easy reach of the village centre and conveniently placed for access to M3 (junction 3)

- 4 double bedrooms
- 23ft living room
- 28ft kitchen/dining room
- Double garage
- Ensuite shower room
- 18ft family room
- SW facing garden
- Cul-de-sac

## Accommodation

The front door opens to an L-shaped entrance hall with a downstairs bathroom and access is given to the 23ft triple aspect living room, with an impressive vaulted ceiling with velux windows and patio doors open to the garden. The living accommodation is further complemented by a 18ft front aspect family room, this room steps through double doors to the impressive 28ft kitchen/dining room, which was redesigned in 2019 with stunning shaker style kitchen complimented with Quartz worktops and a range of integrated appliances. Both the dining and kitchen area give access to the garden and in addition, there is a separate utility room. Upstairs, are four well-proportioned bedrooms, all with fitted wardrobes and bedroom one has a refitted ensuite shower room, all bedrooms are served by a family bathroom.



Quiet cul-de-sac



## Outside

The property is approached by a driveway with parking from several cars and leads to the double detached garage. The wrap-around garden gives the flexibility for children play area or vegetable garden, and the garden has a full width patio that enjoys a south-westerly aspect and is principally laid to lawn with mature planting.

## Location

Located just moments from the heart of Lightwater Village, residents benefit from a range of local amenities, highly regarded schools, and excellent transport links, including easy access to the M3 to London and the South Coast, or the A322 to Woking and Bracknell. Rail stations are at Bagshot and Brookwood. The nearby Lightwater Country Park offers 100 acres of woodland, lakes, and open green space.



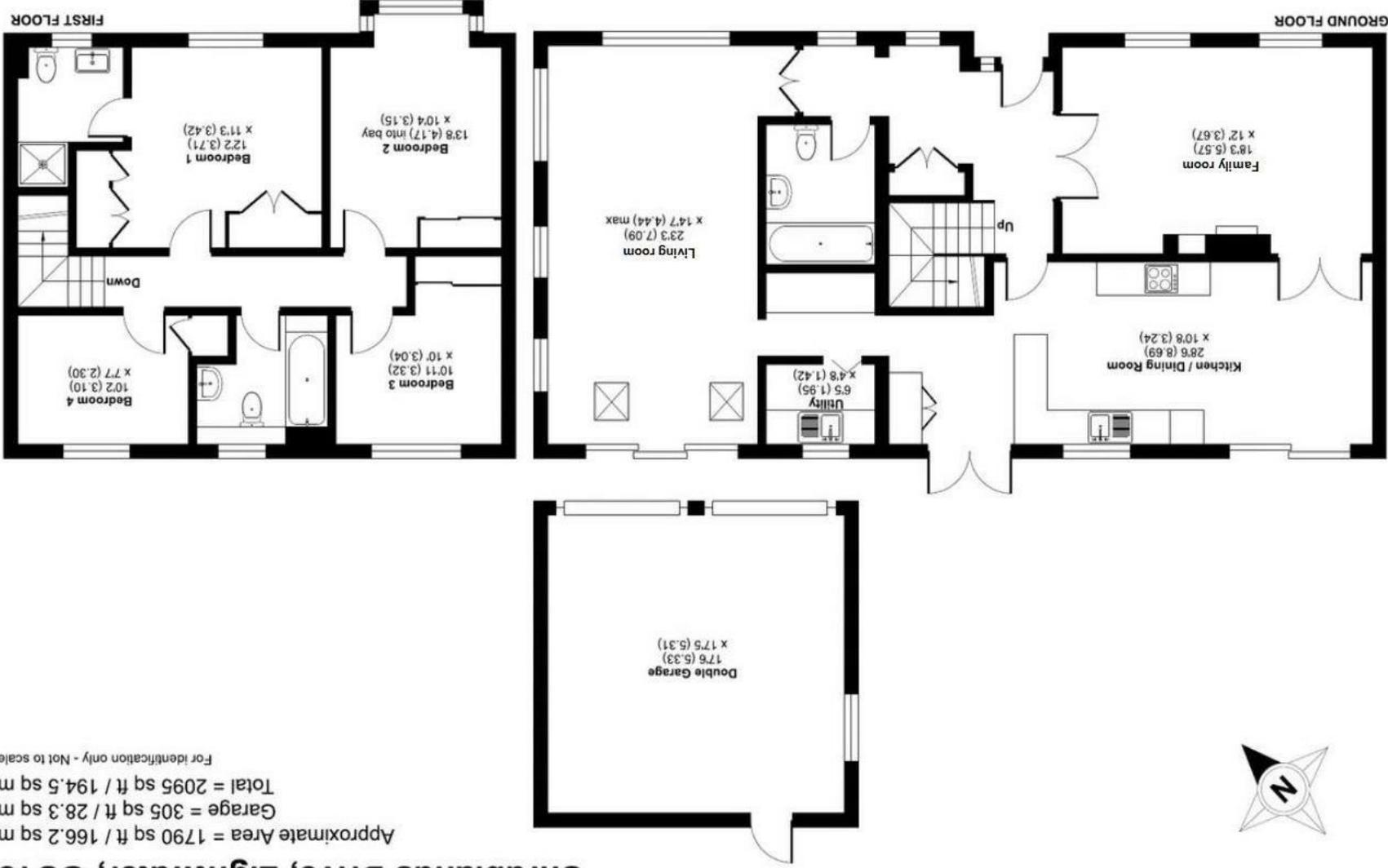
# Shrublands Drive, Lightwater, GU18

Approximate Area = 1790 sq ft / 166.2 sq m

Garage = 305 sq ft / 28.3 sq m

Total = 2095 sq ft / 194.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential), © richcom 2025. Incorporating International Property Measurement Standards (IPMS2 Residential).

| Energy Efficiency Rating  |           |
|---|-----------|
| Current   | Potential |
| 70  | 75        |
| <small>Very energy efficient - lower running costs</small><br><small>Very energy efficient - higher running costs</small> |           |
| A   | B         |
| C   | D         |
| E   | F         |
| G   | H         |

England & Wales  
EU Directive 2002/91/EC

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