

15 Heathpark Drive
Windlesham, Surrey



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A beautifully presented, link-detached family home with a stylish, modern interior, set in a sought-after location adjoining mature woodland

An attractive and well-proportioned modern home offering light-filled accommodation arranged over two floors. The property combines stylish contemporary design with practical and flexible family living, with generous reception and entertaining spaces opening naturally onto the garden.

The ground floor flows beautifully from a welcoming reception hall featuring practical understairs storage cupboards with elegant panelling, centred around an impressive open-plan kitchen, breakfast and family room that serves as an excellent social hub for the home. The kitchen is fitted with sleek high-gloss cabinetry, premium worktops, integrated appliances, and a central breakfast bar. In the breakfast area, large glazed doors open to the side aspect, creating a seamless connection to the outdoors. This space flows into a generous family room for everyday relaxation, which in turn links to a sitting room featuring bi-folding doors that open directly onto the rear patio. A dedicated study offers an ideal space for home working, while a comprehensively fitted utility room and a guest cloakroom provide practical convenience.

On the first floor, the principal bedroom boasts built-in wardrobes and a modern en suite shower room. Three additional well-proportioned bedrooms, all with fitted wardrobes, are served by a stylish family bathroom featuring contemporary fittings, a bathtub, and separate walk-in shower, offering flexible accommodation for family and guests.

Outside

The property is approached via a block-paved driveway providing off-road parking for multiple vehicles and leading to the garage. The enclosed rear garden backs onto picturesque woodland, offering a high degree of privacy.



A generous stone-paved terrace provides the perfect setting for outdoor dining and entertaining, complemented by a useful external store. A well-maintained lawn is bordered by established planting and modern fencing.

Location

Windlesham is a highly regarded Surrey village boasting a range of everyday amenities, including local shops, cafés, restaurants and traditional pubs, while nearby Ascot, Sunningdale and Chobham offer additional facilities. The larger centres of Windsor, Camberley and Guildford offer further more extensive amenities.

The region is well served by excellent schools in both the independent and state sectors, including Gordon's School in West End, Coworth Flexlands in Chobham, Hall Grove in Bagshot, Sunningdale School, St Mary's School Ascot, and Charters School in Sunningdale.

Transport connections are strong, with the M3 providing access to London and the wider motorway network, while Bagshot, Sunningdale and Ascot stations offer rail services to London Waterloo. Heathrow Airport is also easily accessible.

World-famous golf courses can be found on the doorstep, notably Wentworth and Sunningdale, and horse racing may be enjoyed at Ascot and Windsor. There are excellent spa facilities at Pennyhill Park, Coworth Park, Wentworth and Foxhills, and for the equestrian, enthusiast there are many local riding schools and stables.

Postcode region: GU20

General

Local Authority: Surrey Heath Borough Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band F
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,701 sq ft (158 sq m) inc. garage
3 reception rooms
4 bedrooms | 2 bathrooms
Garage and driveway parking
Freehold | Village

Guide price £950,000



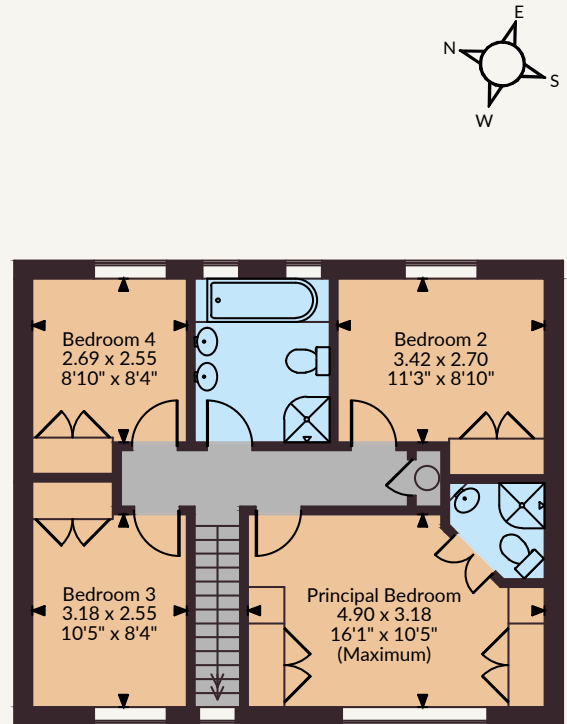
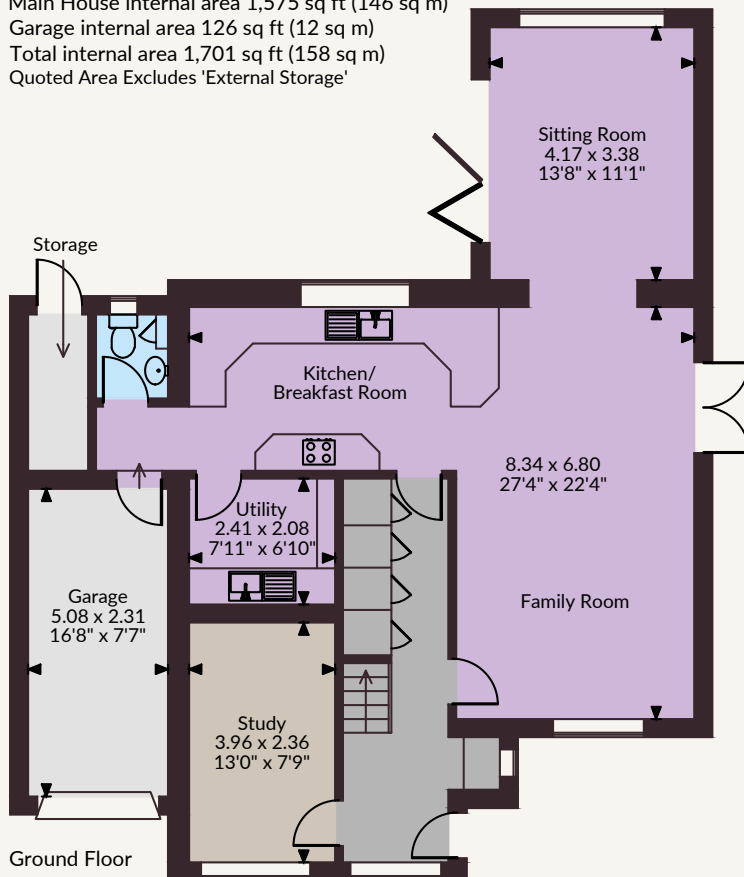
Heathpark Drive, Windlesham

Main House internal area 1,575 sq ft (146 sq m)

Garage internal area 126 sq ft (12 sq m)

Total internal area 1,701 sq ft (158 sq m)

Quoted Area Excludes 'External Storage'



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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