



High Curley  
18 High View Road, Lightwater, Surrey

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# High Curley

## 18 High View Road

### Lightwater

#### Surrey GU18 5YF

A detached single-storey property, sheltered by wooded grounds and offering a compelling development opportunity

M3 (Jct 3) 1.3 mile, Bagshot train station 2.6 miles, Sunningdale 5.7 miles, Ascot 6.2 miles, London Heathrow 14.7 miles, Central London 32 miles

Reception hall | Sitting room | Study | Store room | Kitchen/breakfast room | Utility room  
Principal bedroom with en suite cloakroom  
2 Further bedrooms | Family bathroom  
Detached garage | Gardens | Garden shelter  
Log shelter | About 1.91 acres | EPC rating D

#### The property

With its highly-desirable and secluded position, bordering the stunning 145 acres of heathland at Lightwater Country Park, High Curley is a detached dwelling which provides the potential to extend, to create a stunning, individually-designed family home (subject to planning permission).

In its current condition, the footprint of High Curley amounts to 1479 sq ft, with all of the accommodation at ground floor level. The classic arrangement comprises a spacious reception room with fireplace, bay window and door connecting with the garden, with an adjoining study room. A bay recess also features in the kitchen/breakfast room, which is supported by a generous utility area. There are presently three bedrooms, one with an adjoining cloakroom, and a family bathroom positioned centrally within the layout.

#### Outside

Nestled behind mature shrubs and bamboo plants which form a boundary at the frontage, the property is approached via a driveway that extends to the detached garage. Comprising about 1.9 acres, the grounds feature areas of lawn and numerous established shrubs and trees, with much of the plot currently providing a naturalist setting, with dells and walkways through lightly wooded surrounds. There is a paved outdoor setting outside a timber, garden shelter and a further outbuilding provides log storage.

#### Location

Perfectly positioned for an idyllic, tranquil lifestyle yet within easy reach of communication links and local amenities, High Curley offers a convincing redevelopment prospect for the visionary.

Road-users enjoy easy access to the M3 which links to the M25 and the wider road network, whilst commuters are well-served with rail services from Bagshot, Brookwood and Sunningdale.

The vibrant Surrey Heath village of Lightwater provides a supermarket, post office, independent stores, petrol station with M&S Simply Foods and a public house. Everyday needs are met with the addition of local schooling and a medical surgery.

The major towns of Guildford and Bracknell offer comprehensive shopping, leisure and cultural facilities and there is good choice of schooling in the vicinity, including Gordon's School, The Marist Schools, St. George's and St. Mary's, Papplewick and Hall Grove School.



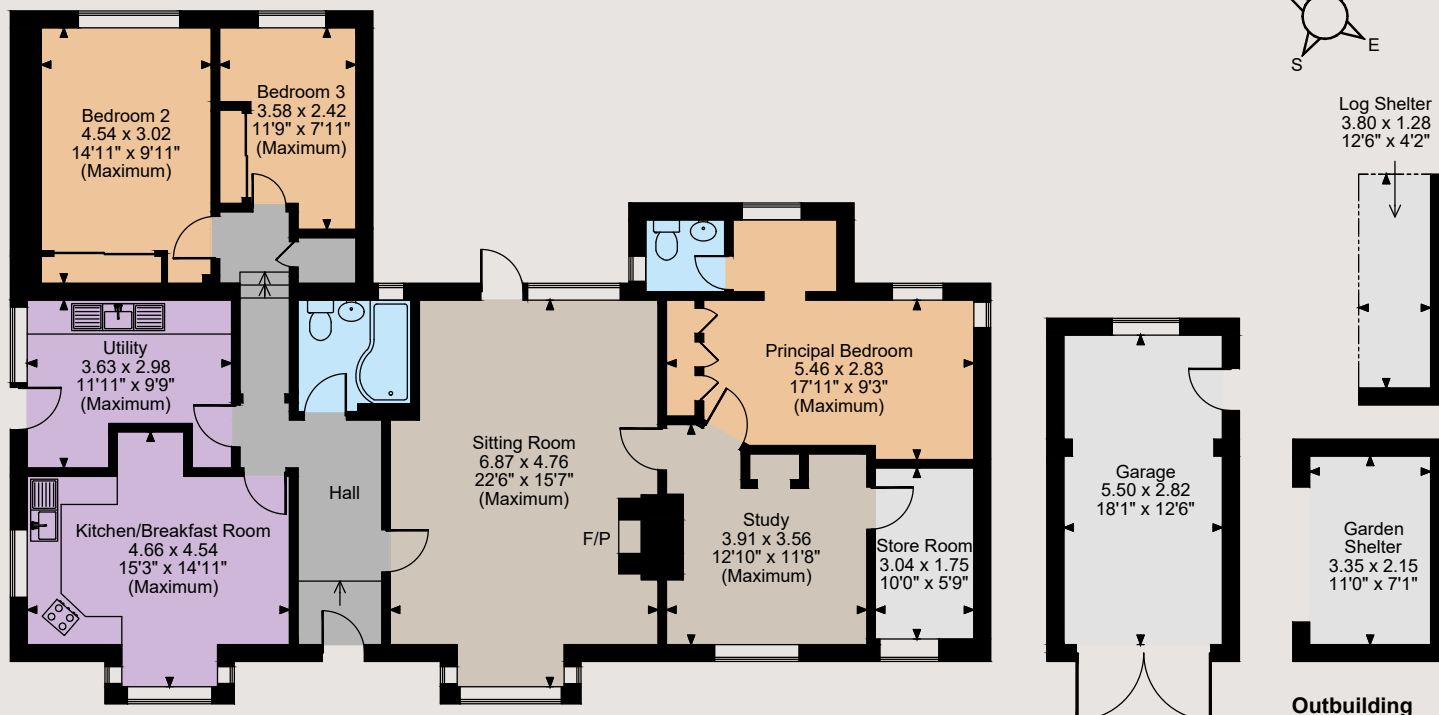






## Floorplans

House internal area 1,479 sq ft (137 sq m)  
Garage internal area 167 sq ft (16 sq m)  
Outbuilding internal area 130 sq ft (12 sq m)  
Total internal area 1,776 sq ft (165 sq m)  
For identification purposes only.



Ground Floor

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

From the M3, take the exit at Junction 3 and join the A322 towards Guildford. After a short distance, take the right-hand filter sign-posted to Lightwater. Follow Guildford Road and take the turning on the right onto MacDonald Road. Continue for approximately 0.7 mile and turn right to join High View Road. The property is towards the end of the lane on the right.

## General

**Local Authority:** Surrey Heath Borough Council  
- Tel. 01276 707100

**Services:** Mains electricity, gas, water and drainage

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £1,200,000

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Ascot

37 High Street, Ascot, Berkshire SL5 7HG

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