



Lancewood

Windlesham



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# A magnificent luxury modern home with stunning bespoke design and styling, in a sought-after Surrey setting

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Lancewood, London Road, Windlesham

Sunningdale 3.5 miles (London Waterloo 52 mins), M3 (Jct 3) 2.4 miles,  
Camberley town centre 4.8 miles, Woking town centre 8.5 miles,  
London Heathrow Terminal 5 10.0 miles, Central London 35 miles

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## *Features:*

Reception hall | Sitting room | Cinema | Study  
Kitchen/dining room | Utility | Cloakroom | Plant room  
Games room | Principal bedroom with dressing room &  
en suite bathroom | 4 Further bedrooms with en suite  
bathrooms (one currently used as a gym) | Laundry room

Annexe with kitchen, bedroom & bathroom

Garage | Swimming pool | Half basketball court | Gardens  
EPC Rating B

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About 3.68 acres in all









### *The property*

Lancewood is a striking contemporary residence, showcasing exceptional design and approximately 8,000 square feet of immaculate luxury living space. Set just outside the village of Windlesham in a highly sought after and well connected yet private position, the property provides five bedrooms, five generous reception rooms, and a self contained annexe, all within beautifully landscaped gardens bordered by woodland.

Outside, the house features a clean, modular-style design with elevations of brick and white render, overhanging upper levels, balconies and full-height windows creating striking modern lines. Inside, the extensive living and entertaining space is characterised by a clean, neutral colour palette and plenty of glass, which floods the accommodation with natural light and affords splendid views across the garden at the rear.

The ground floor reception rooms include the dual aspect sitting room, with its two walls of sliding glass doors, which open to create an outstanding inside/outside living space. Adjoining the sitting room in a semi open-plan layout, and connected via a double-sided fireplace with a floating log burner, the kitchen and dining room also features sliding glass doors opening to the rear garden, as well as a bespoke fitted kitchen with a central island, a breakfast bar and integrated appliances. Further living and entertaining space includes the large games room (which could also be used as a further bedroom suite), the home gym, a fully fitted cinema room and a useful private study.

An impressive single-piece staircase, suspended from the ceiling by cables, leads from the double-height reception hall to the galleried landing above. Off the landing there are four double bedrooms en suite, including the opulent principal bedroom with its spacious dressing room and en suite bathroom which includes a brass-plated bathtub and walk-in shower, as well as a balcony overlooking the rear garden.

The three additional bedrooms also have high-spec, bespoke en suites, with two benefitting from their own dressing rooms and all featuring sliding glass doors which welcome plenty of sunlight. The first floor also has a laundry room, plus a self-contained annexe, which is ideal for guests or staff. It includes a fully-equipped kitchen, a shower room and a well-proportioned bedroom.

### *Outside*

The property sits at the end of a long private driveway, which leads through woodland to the large, open tarmac parking area in front of the house. At the side there is an integrated double garage for further parking and storage or workshop space. The walled garden to the rear of the house features a generous patio for al fresco dining, an outdoor heated swimming pool with its own sun terrace, immaculate terraced artificial turf lawns, a grassy meadow, and a half-court basketball court.

### *Location*

The Surrey village of Windlesham combines the benefits of country living with the convenience of excellent transport links to London. The village has shops to cater for your everyday needs, while more are available in nearby Sunningdale, Ascot and Virginia Water. Slightly further afield, the towns of Windsor and Guildford offer more extensive amenities. The local area benefits from a number of exceptional restaurants and pubs, and there are excellent schools in the area, both primary and secondary, state and independent, including Woodcote House School in Windlesham. Leisure facilities are plentiful and of the highest quality, including some outstanding golf courses, with Sunningdale Golf Course and Wentworth close-at-hand. Transport connections include the M3 less than three miles away, while rail services can be accessed at Sunningdale in 52 mins. International travel is available from Heathrow with Terminal 5 being only 10 miles away.







### ***Directions***

What3Words///reach.baking.early brings you to the property's driveway.

### ***General***

#### ***Local Authority***

Surrey Heath Borough Council

#### ***Services***

Mains water and electricity, all heating is underfloor and provided via airsource heat pumps, private drainage (we are unaware whether this complies to current regulations but further information is being sought)

#### ***Council Tax***

Band H

#### ***Tenure***

Freehold

#### ***Wayleaves and easements***

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

#### ***Guide Price***

Offers in excess of £7,000,000



Approximate Floor Area = 751.5 sq m / 8089 sq ft (Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93816



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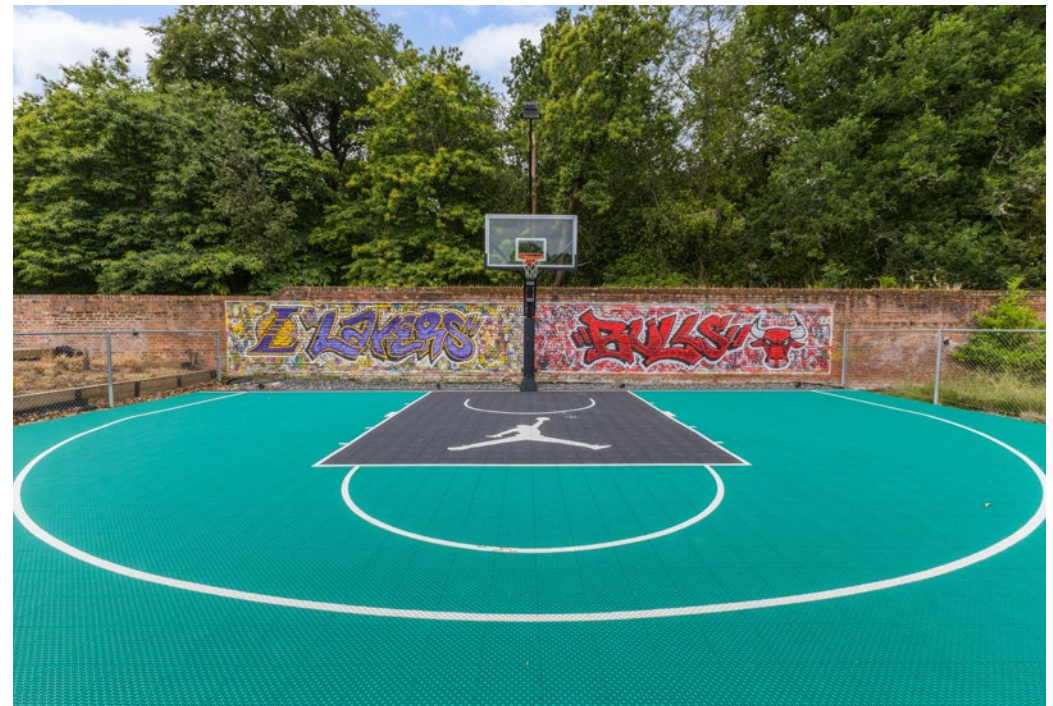
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