

ROAD MAP

HYBRID MAP

TERRAIN MAP

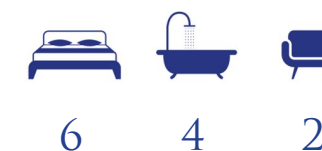


SORREL DRIVE, LIGHTWATER GU18  
OFFERS IN EXCESS OF £950,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	75	79
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## FLOORPLAN

### MAIN FEATURES

- Stunning & Sizeable Detached Property
- Six Well-Proportioned Bedrooms
- Shower Room, Bathroom & Two En Suites
- Landscaped Rear Garden
- Close To Lightwater Village & Country Park
- Great Curb Appeal
- Open Plan Kitchen/Family/Dining Room
- Double Garage
- Driveway Parking
- Good Transport Links

### FULL DETAILS

#### Entrance Hall

Enter via front door, engineered oak flooring, feature panelling and staircase leading to the first floor.

#### Living Room

Dual aspect, carpet flooring and media wall with bespoke storage and feature fire. Bi-folding door leading to the landscaped garden.

#### Kitchen/Family/Dining Room

Range of base and eye level units, central island with breakfast bar, four ring induction hob with hotplate, three ovens, wine cooler, dishwasher, fridge/freezer, sink and LED strip lighting. Engineered oak flooring, sky light, feature wall and bi-folding doors leading to the landscaped garden.

#### Utility Room

Range of units, sink, engineered oak flooring and space for; washing machine and tumble dryer. Door leading to the landscaped garden.

#### Shower Room

Shower cubicle, low level WC, wash hand basin, partly tiled walls and tiled flooring.

#### First Floor Landing

Airing cupboard, balustrade, carpet flooring and access to the loft.

#### Bedroom One

Front aspect, carpet flooring and door leading through to the;

#### En Suite

Shower cubicle, wash hand basin, low level WC, heated towel rail and laminate flooring.

#### Bedroom Two

Rear aspect, storage cupboard and carpet flooring. Door leading through to the;

#### En Suite

Shower cubicle with two showerheads, low level WC, wash hand basin with storage, heated towel rail, partly tiled walls and tiled flooring.

#### Bedroom Three

Front aspect and carpet flooring.

#### Bedroom Four

Rear aspect and carpet flooring.

#### Bedroom Five

Rear aspect and carpet flooring.

#### Bedroom Six/Study

Rear aspect and carpet flooring.

#### Bathroom

Bath with two showerheads, low level WC, wash hand basin with storage below, heated towel rail, tiled flooring and partly tiled walls.

#### Double Garage

Up and over electric doors.

#### To The Front

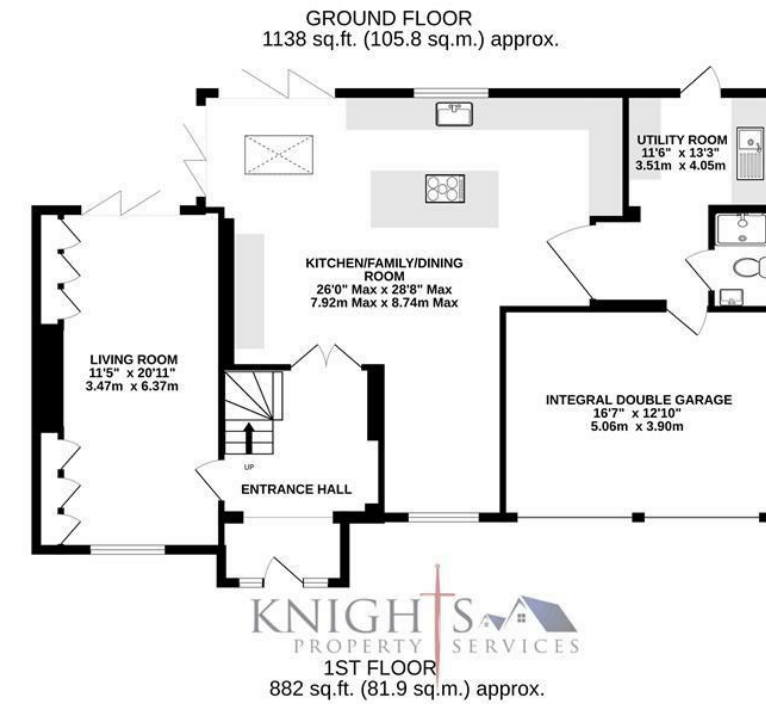
Driveway parking and access to the double garage. Lawned area and access to the rear of the property.

#### To The Rear

Landscaped garden comprising; patio area leading to a pergola and large lawned area with a mature apple tree.

#### Council Tax

Band G.



TOTAL FLOOR AREA: 2020 sq.ft. (187.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SORREL DRIVE, LIGHTWATER GU18

KNIGHTS PROPERTY SERVICES - Nestled on the highly sought-after Sorrel Drive in Lightwater, this stunning six bedroom detached home offers a perfect blend of modern elegance and practical living. The property is conveniently located near Lightwater Village, providing easy access to local shops and amenities, while well-regarded schools are also within close proximity. Lightwater Country Park and the M3 are easily accessible, along with nearby train stations, making this location ideal for both families and commuters. Upon entering, you are welcomed by a grand entrance hall that leads to an impressive open plan kitchen/family/dining room, which serves as the true heart of the home. This beautifully designed space is perfect for entertaining and everyday living, featuring sleek black cabinetry, integrated appliances and a large central island with a breakfast bar. The ground floor also boasts a stunning living room with a media wall, utility room and a convenient shower room. Additionally, there is an integral double garage. The first floor continues to impress with six well-proportioned bedrooms, two of which benefit from en suite facilities, along with a modern bathroom. The rear garden is beautifully landscaped, featuring a spacious patio, leading to a raised lawn area and a pergola. With its attractive brick façade and driveway parking, this property has excellent curb appeal. A viewing is highly recommended to fully appreciate what this home has to offer.