



Willow Brook House

6 Higgs Lane, Bagshot, Surrey

An exceptional detached family home with contemporary styling, in a popular and convenient location

A light, airy and flexible modern home with impressive décor and fittings throughout, including full-height windows and bi-folds, welcoming plenty of natural light and connecting to the landscaped garden. The property sits in a sought-after position just moments from a Waitrose store and Bagshot village centre



**3/4
RECEPTION
ROOMS**



**4/5
BEDROOMS**



4 BATHROOMS



**GARAGE
& GATED
PARKING**



GARDENS



FREEHOLD



**VILLAGE/
TOWN**



2,610 SQ FT



**GUIDE PRICE
£1,195,000**



The property

Willow Brook House is a thoughtfully designed individual house with high-quality fittings and a stylish, contemporary feel throughout. The ground floor has four comfortable reception rooms with internal and external bi-fold doors creating an open-plan environment which is ideal for entertaining. There is a sitting room and a study, while the adjoining dining room, conservatory and kitchen combine to form one large communal space. It is worth noting that the study has the benefit of a 'Jack and Jill' shower room and therefore could be utilised as a fifth bedroom. There is a modern woodburning stove in the dining room, with the conservatory opening via bi-folds on all three external walls, to create a splendid garden room. The kitchen is fitted with a range of storage units to base and wall level, as well as integrated appliances and a stainless steel range-style cooker, while the adjoining utility room provides further storage space.

The upstairs accommodation is arranged to provide a luxurious principal bedroom with an en suite bathroom and spacious balcony, three further bedrooms, one with an en suite bathroom, and a family bathroom.

Outside

The property is approached via double timber security gates that open onto an expansive driveway that provides plenty of parking space and leads to the garage which has a self-contained room above. The gardens incorporate an area of patio for al fresco dining, as well as an area of lawn and flower beds/borders stocked with various plants and shrubs; a peaceful stream runs through the plot. The gardens are complemented by strategically placed lighting and include a unique igloo-style sauna, and a sizeable storage shed.



Location

The property is set on a quiet residential street within Bagshot yet is within very easy reach of the M3, and is less than half a mile away from a Waitrose store, located within a small retail park. Bagshot High Street is also within striking distance of the property and offers a variety of everyday amenities, including supermarkets, a selection of shops, a post office and several cafés and restaurants. Further more extensive amenities are available at the nearby towns of Guildford, Windsor and Bracknell.

Schooling in the area includes Bagshot Infant School, Windlesham Infant School and Lightwater Village School for primary, Charters School for secondary and the independent Hall Grove School and Woodcote House School.

The area is well connected by road, with the M3 just a 1.3 miles away, while rail services to London Waterloo are available at Bagshot, changing at Ascot, or direct from Sunningdale (54 minutes), three miles away.

Some of the best known golf courses in the world may be found in the area, notably Wentworth and Sunningdale, and there are excellent spa facilities at Pennyhill Park, Coworth Park, Wentworth, Berystede and Foxhills. For the equestrian enthusiasts there are many local riding schools and stables, and horse racing may be enjoyed at Ascot and Windsor racecourses. Attractions for all of the family include Windsor Castle, Legoland, Windsor Great Park, Virginia Water Lake and Savill Garden. Pleasant walks and off-road cycling are available at the nearby Bagshot Heath and Swinley Forest.



Distances

- M3 (J3) 1.3 miles
- Bagshot centre 0.3 miles
- Camberley 2.4 miles
- Bracknell 5.4 miles
- Ascot 4.7 miles
- Windsor 11 miles

Nearby Stations

- Bagshot
- Camberley
- Sunningdale
- Ascot
- Frimley
- Blackwater

Key Locations

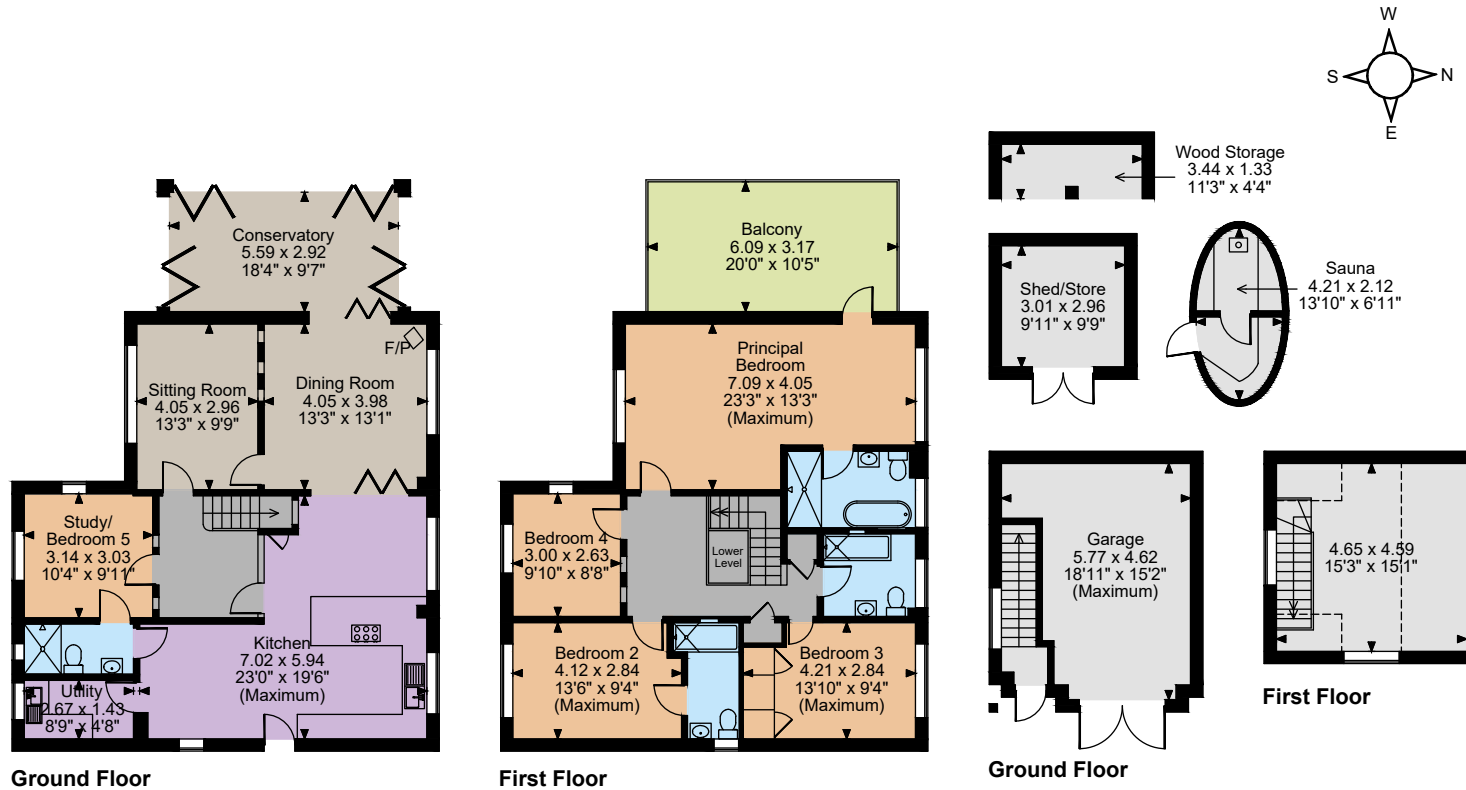
- Windsor Castle
- Legoland
- Windsor Great Park
- Ascot Racecourse
- Windsor Racecourse

- Virginia Water Lake
- Lightwater Country Park
- Bagshot Heath
- Heathrow Airport

Nearby Schools

- Bagshot Infant School
- Connaught Junior School
- Pine Ridge Infant School
- Hammond School
- Hall Grove School
- Collingwood College
- Lightwater Village School
- Cordwalles Junior School
- Crawley Ridge Infant School





Floorplans

House internal area 2,067 sq ft (192 sq m)
 Garage Building internal area 398 sq ft (37 sq m)
 Outbuildings internal area 145 sq ft (13 sq m)
 Balcony external area = 208 sq ft (19 sq m)
 Total internal area 2,610 sq ft (243 sq m)
 For identification purposes only.

Directions

GU19 5DP

what3words: ///verve.detective.profited

General

Local Authority: Surrey Heath Borough Council

Services: Mains electricity, gas, water and drainage

Council Tax: Band G

EPC Rating: D

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

□□□□ Denotes restricted head height

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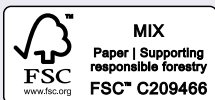
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