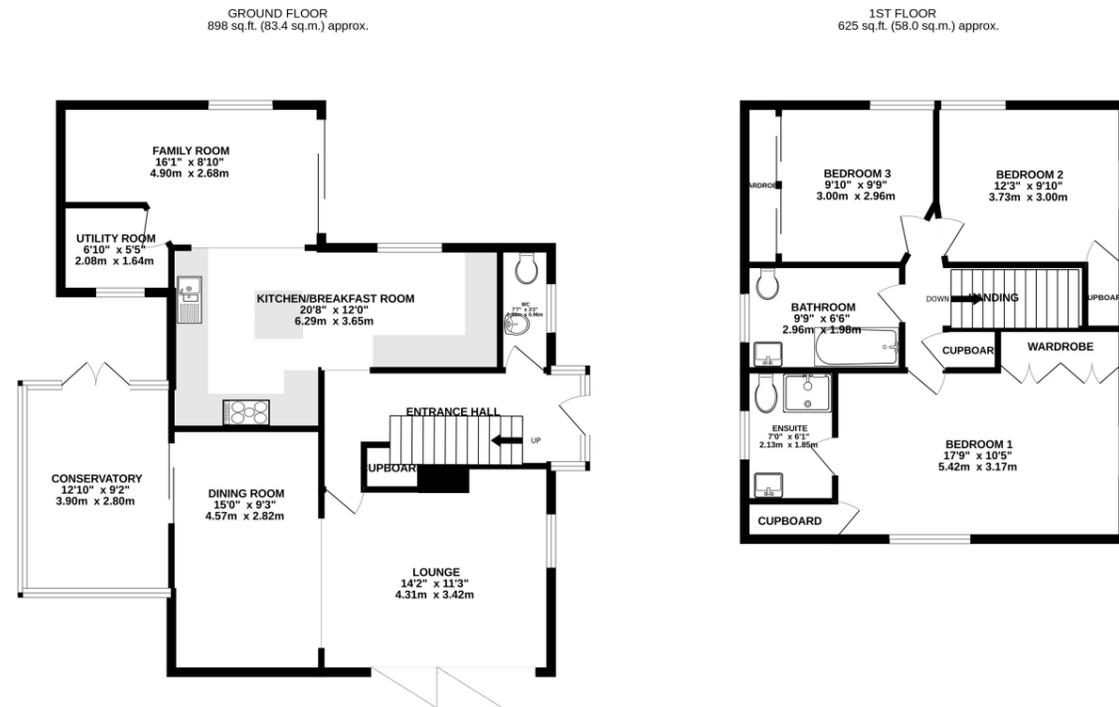


Willow House, 6 Orchard Hill Windlesham, GU20 6DB



TOTAL FLOOR AREA: 1523 sq.ft. (141.5 sq.m.) approx.

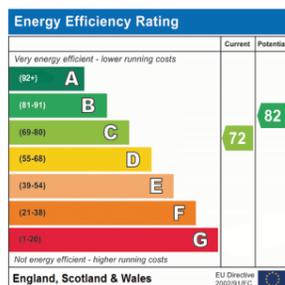
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix C2026



£725,000 Freehold



- Three bedroom detached home
- Ample driveway parking
- Walking distance of Windlesham village
- Spacious accommodation
- Pleasant cul-de-sac location
- Detached single garage
- Generous sized plot
- Local shops nearby
- Potential to extend (STPP)
- No onward chain



These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899
1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

Located in a small cul-de-sac in a desirable non-estate setting and within a short walk of Windlesham village is this well presented detached chalet style home, positioned on a generous sized plot. The ground floor accommodation comprises of a spacious lounge leading to a decked veranda overlooking the front garden with pleasant views, dining room, a circa. 20ft kitchen/breakfast room, family room, utility room, downstairs cloakroom and a conservatory.

Upstairs there are three bedrooms, the master of which is sizeable with a recently refitted ensuite shower room and a further recently refitted family bathroom suite. Further benefits include gas central heating, UPVC double glazing in the majority of the property, ample driveway parking and a detached single garage. The property is being offered to the market with no onward chain and a viewing is highly recommended.

To the front there is a garden enclosed by hedges, flower and shrub borders, mainly laid to lawn with a decked veranda and a good sized driveway providing ample parking. The secluded rear garden is mainly laid to lawn with shrub borders and consists of patio areas. There is also a useful timber built storage shed located by the conservatory and the detached garage has access at the side via a courtesy door.

EPC Rating: C Council Tax F: £3,534.79 p.a. (2025/2026)

Location

Orchard hill is a small select cul-de-sac in a sought after location in Windlesham within a short walk of the village shops and top rated schools are nearby such as Windlesham Village infant school and the outstanding-rated Connaught Junior school and close by Hall Grove school (independent) Lightwater Village school, and Fernways school.

The M3 motorway, junction 3 is within easy reach at nearby Bagshot and the Waterloo Line station at Sunningdale is a short drive down the A30. Also nearby are Chobham and Lightwater Commons which are ideal for pleasant walks.