18 Arthur Close, BAGSHOT, Surrey GU19 5QT

OFFERS IN EXCESS OF £450,000

Jigsaw Estates are proud to offer this rare Charles Church 'Sinclair 2' style property presented in excellent order, located in a peaceful courtyard setting on the ever popular Connaught Park development. The property overlooks woodland, is only a few minutes walk to the Lightwater Country Park and the local Connaught Park School has recently been given an 'Outstanding' rating by Ofstead.

In terms of accommodation, there are three bedrooms, a stylish en-suite shower room and built in wardrobes to the main bedroom and a spacious family bathroom with separate shower cubicle and underfloor heating. Downstairs the kitchen overlooks the woodland to the front, the living room is of a generous size and flows into the orangery area which has both dining and study uses with patio doors leading onto the garden. Please note the entire ground floor has zonal underfloor heating.

The rear garden has been landscaped with both patio and artificial lawn areas and has a gate leading to the parking area and garaging. The front garden is a large area and is also laid with artificial lawn and has quite a charming courtyard feel.

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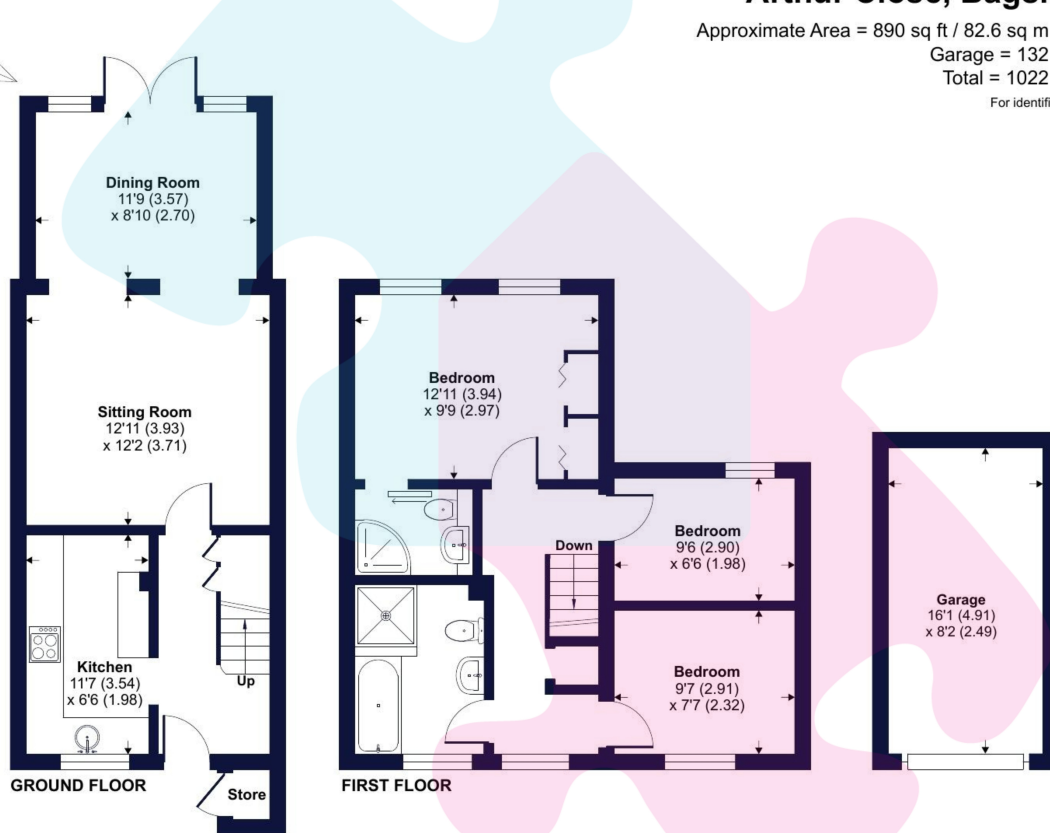
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Arthur Close, Bagshot, GU19

Approximate Area = 890 sq ft / 82.6 sq m (excludes store)
Garage = 132 sq ft / 12.2 sq m
Total = 1022 sq ft / 94.8 sq m
For identification only - Not to scale

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Dining Room
11'9 (3.57)
x 8'10 (2.70)

Sitting Room
12'11 (3.93)
x 12'2 (3.71)

Kitchen
11'7 (3.54)
x 6'6 (1.98)

Up

GROUND FLOOR

Store

Bedroom
12'11 (3.94)
x 9'9 (2.97)

Down

Bedroom
9'6 (2.90)
x 6'6 (1.98)

Bedroom
9'7 (2.91)
x 7'7 (2.32)

FIRST FLOOR

Garage
16'1 (4.91)
x 8'2 (2.49)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- **EXTENDED CHARLES CHURCH 'SINCLAIR 2' DESIGN**
- **MAIN BEDROOM WITH STYLISH EN-SUITE SHOWER ROOM & BUILT IN WARDROBES**
- **ENTIRE GROUND FLOOR WITH ZONAL UNDERFLOOR HEATING**
- **GARAGE IN NEARBY BLOCK WITH COMMUNAL PARKING AREA**
- **PRIVATE LANDSCAPED LOW MAINTENANCE REAR GARDEN**
- **THREE BEDROOMS**
- **SPACIOUS OPEN PLAN LIVING ROOM FLOWING INTO ORANGERY/CONSERVATORY**
- **LARGE & LUXURIOUS BATHROOM WITH SHOWER CUBICLE & UNDERFLOOR HEATING**
- **SOUGHT AFTER CONNAUGHT PARK DEVELOPMENT**
- **COURTYARD SETTING OVERLOOKING WOODLAND & WITHIN A FEW MINUTES WALK TO LIGHTWATER COUNTRY PARK**

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC