



LANE END  
WINDLESHAM

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# Lane End

London Road • Windlesham • Surrey • GU20 6LQ

£3,750,000 Freehold

A unique and highly impressive attractive character three storey home which has been extended & upgraded to an excellent standard, enjoying an extremely private position on a plot approaching one acre.

- |                                                       |                                    |
|-------------------------------------------------------|------------------------------------|
| • SIX DOUBLE BEDROOMS, FIVE BATH/SHOWER ROOMS         | • SUPERB, UNIQUE HOME OF CHARACTER |
| • COMPLETELY PRIVATE PLOT MEASURING 0.88 ACRES        | • DETACHED ANNEXE/GAMES ROOM/BAR   |
| • UPGRADED & EXTENDED TO AN EXCELLENT SPECIFICATION   | • LONDON WATERLOO FROM 52 MINS     |
| • SUNNINGDALE SHOPS, RESTAURANTS, RAIL STATION 1 MILE | • COUNCIL TAX BAND H               |

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • FAMILY ROOM • STUDY/LIBRARY • STUNNING KITCHEN/ DINING/FAMILY ROOM • LAUNDRY/UTILITY ROOM • FOUR FULL DOUBLE BEDROOM SUITES ALL WITH DRESSING ROOMS • TWO FURTHER DOUBLE BEDROOMS WITH SHARED ENSUITE SHOWER ROOM • INDOOR SWIMMING POOL COMPLEX • GATED DRIVEWAY TO DETACHED GARAGE BLOCK WITH TWO STOREY ANNEXE • PRIVATE GROUNDS

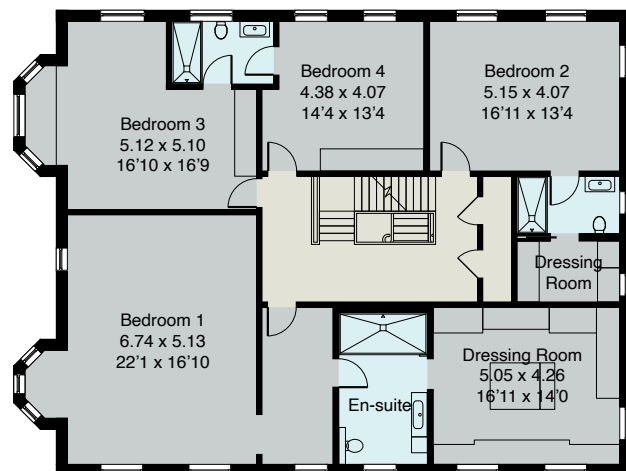
## Description

Having been constructed to a highly individual design in circa 2000 and subsequently extended by the present owners, Lane End is a completely unique residence offering the ideal mix of traditional character & contemporary quality interiors plus a stunning open plan kitchen/family space; the property enjoys an extremely private plot and provides outstanding family living and entertaining accommodation over three floors, plus a superb detached garage block/annexe/games room and an indoor swimming pool complex.

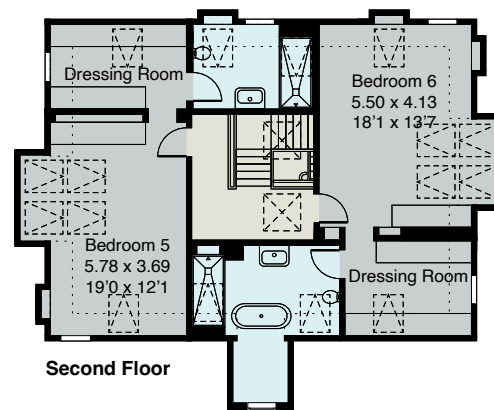
The location in our view is ideal, offering total privacy yet being just a mile from Sunningdale centre with a full range of shops, restaurants & Rail Station plus adjacent is Lavershot Barns with a farm shop, high quality bar/restaurant and other shopping facilities.

## Directions

From the car park at Sunningdale Rail Station & Waitrose turn right onto the A30 London Road in the direction of Camberley and after approximately one mile, between the entrances to Hilliers Garden Centre & Lavershot Barns, the lane giving access to the property will be found on the right hand side signified by a white sign saying 'Bear House'; follow this lane around Bear House and the gated entrance to Lane End will be found straight ahead.

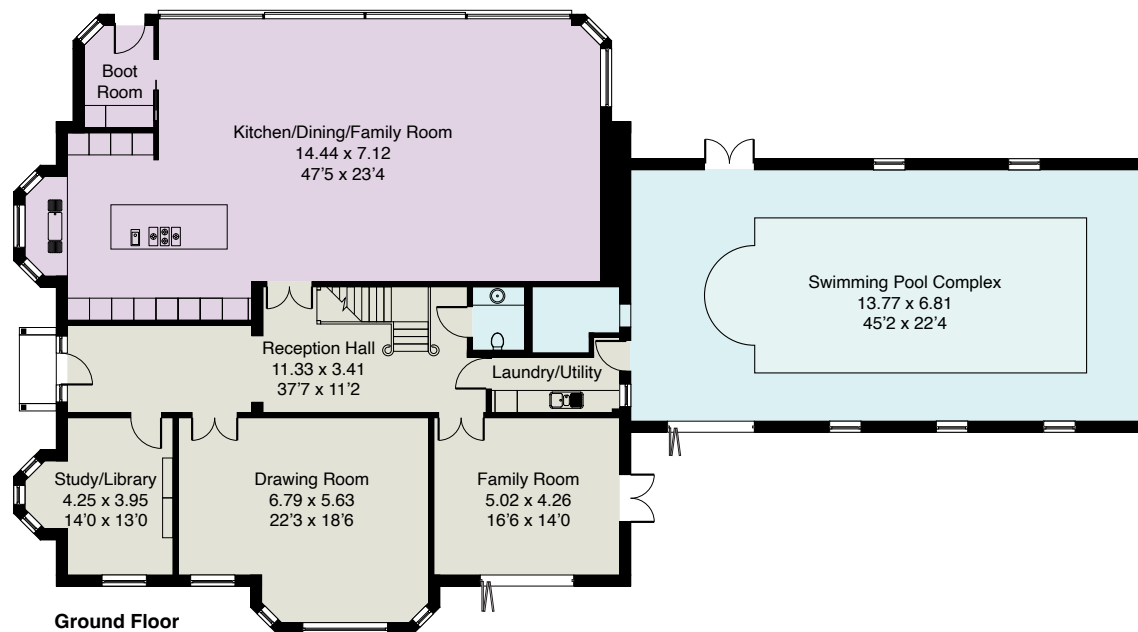


First Floor

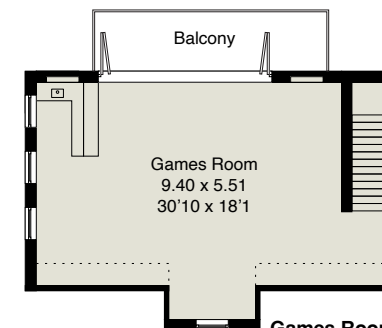


Second Floor

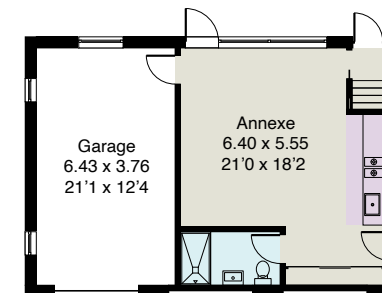
<b>Approximate Gross Internal Floor Area :</b>	
Ground Floor	326.68 sq m / 3516 sq ft
First Floor	184.06 sq m / 1981 sq ft
Second Floor	83.87 sq m / 903 sq ft
Garage/Annexe	60.50 sq m / 651 sq ft
Games Room	50.23 sq m / 541 sq ft
<b>Total</b>	<b>705.34 sq m / 7,592 sq ft</b>



Ground Floor



Games Room



Garage/Annexe

EPC: C.73

ALL MAIN SERVICES.

#### Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: LEHB012703253 HPI ©2025 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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