

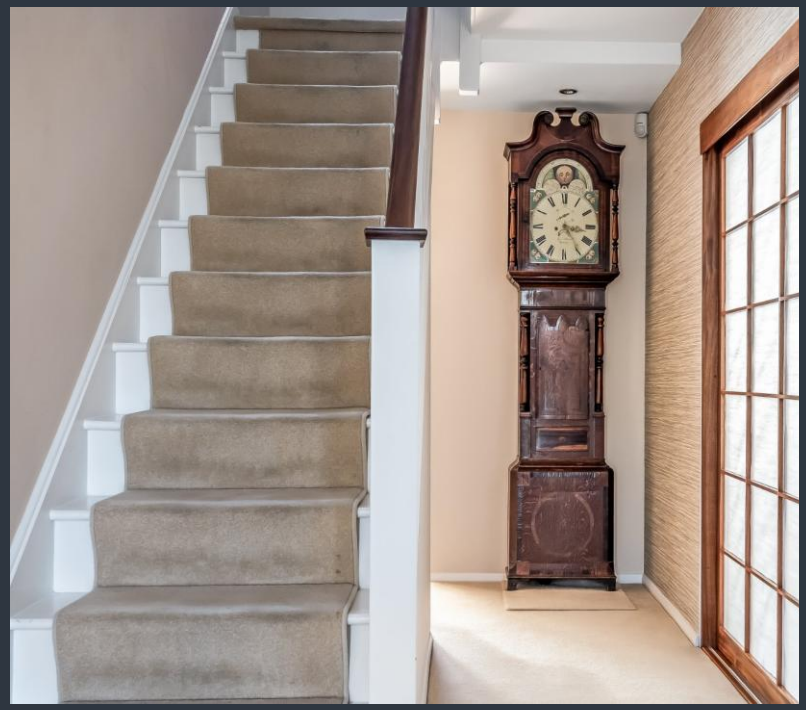
RIDGWAY

PYRFORD • SURREY

RIDGWAY,
Pyrford, Surrey, GU22 8PW

Set within an attractive 0.4-acre plot with a sunny south-facing rear garden, this impressive 5 bedroom detached family home occupies one of Pyrford's most prestigious private roads. Combining generous, well-appointed accommodation with an exceptional leisure facility, including a heated indoor swimming pool, the property offers an outstanding setting for modern family living. At the heart of the home is a superb, light-filled open-plan living and family space, seamlessly connecting with the kitchen/breakfast room and dining room to create an impressive environment for both everyday living and entertaining. Floor-to-ceiling sliding doors flood the interiors with natural light and provide captivating views across the beautifully proportioned gardens, while creating a wonderful connection between the principal living areas and the outside space. A useful inner lobby, positioned between the main house and garage, incorporates a utility area and provides access to the impressive heated indoor swimming pool. This dedicated leisure suite is complemented by a separate shower and changing room, together with a plant room, offering both practicality and year-round enjoyment.

The first floor provides 5 well-proportioned bedrooms, including an exceptional principal suite with a dedicated dressing room and luxurious en-suite shower room featuring twin washbasins. The guest bedroom also benefits from its own en-suite bathroom with shower, while the remaining 3 bedrooms are served by a family shower room and a separate cloakroom. A useful laundry and storage cupboard completes the first-floor accommodation. Occupying a highly sought-after private road in Pyrford, this substantial family home combines elegant, light-filled interiors, versatile living accommodation and outstanding leisure facilities, all set within a generous south-facing garden plot.



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ACCOMMODATION & SPECIFICATION

5 | 5 | EPC rating D | 3970 sq ft | West Byfleet 1.2 mile


















BATTERSEA





LOCATION

This property enjoys an enviable location with excellent access to some of the area's most highly regarded schools, including Hoebridge, Pyrford C of E, The Marist Catholic School, and West Byfleet Primary—all within easy reach and ideal for families. A short stroll brings you to West Byfleet village centre, offering a wide variety of amenities including Waitrose, Costa Coffee, and an array of independent shops and boutiques. West Byfleet mainline railway station is also within walking distance, providing regular fast services to London Waterloo in approximately 30 minutes—perfect for commuters. For day-to-day shopping needs, a nearby retail park offers convenience with stores such as Marks & Spencer and Tesco, among others. The property also benefits from superb road links, located almost equidistant from junctions 10 and 11 of the M25, giving quick access to Heathrow and Gatwick Airports, as well as major surrounding towns. The bustling town centres of Weybridge, Walton-on-Thames, and Cobham are just a short drive away, while larger shopping hubs including Guildford, Woking, and Kingston upon Thames are also easily accessible. For those preferring to drive, Central London can typically be reached in around 40 minutes, traffic permitting.



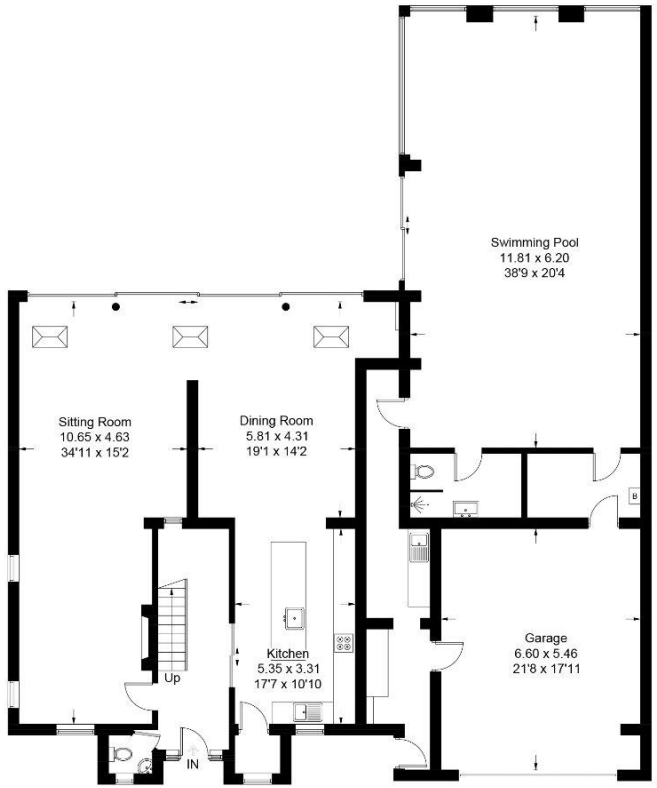




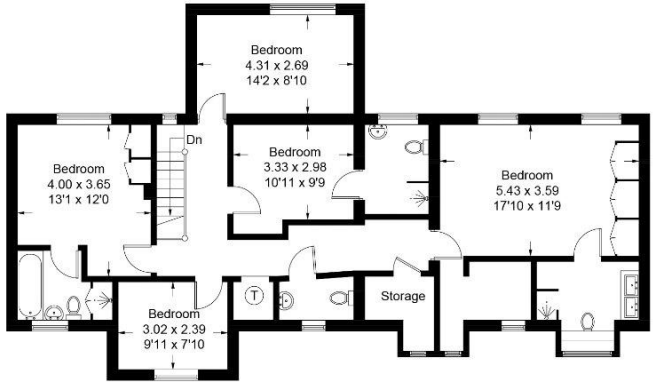




Approximate Gross Internal Area = 225.0 sq m / 2422 sq ft
Outbuilding = 143.8 sq m / 1548 sq ft
Total = 368.8 sq m / 3970 sq ft
(Including Garage & Swimming Pool)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1341292)

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