



High Road
Byfleet, Surrey, KT14 7RG

£900,000 Guide Price



Property details

-  3 bedrooms
-  1 baths
-  EPC Rating E
-  1309 sq. ft
-  Byfleet and New Haw 0.9 miles

Dating back to 1850, this enchanting Early Victorian Manor Cottage is a home of immense character, warmth and elegance, beautifully balancing its rich period heritage with the comforts and expectations of modern-day living. Sympathetically updated and impeccably maintained by the current owners, the property offers a rare opportunity to acquire a truly charming village home of exceptional quality. Upon entering, one is immediately struck by the sense of character that flows throughout the property. The ground floor has been thoughtfully arranged to provide both versatility and practicality, comprising a welcoming reception room, a separate study ideal for home working, and a guest cloakroom. Undoubtedly the centrepiece of the home is the magnificent open-plan kitchen and family room, a wonderfully sociable space designed for both everyday living and entertaining. A wood-burning stove creates a warm and inviting focal point, whilst the beautifully crafted 'Harvey Jones' kitchen features bespoke handmade cabinetry, composite work surfaces and a level of finish befitting a property of this calibre. The first floor continues to impress, offering 3 generously proportioned double bedrooms, all benefiting from excellent ceiling heights and an abundance of natural light. 2 of the bedrooms retain attractive working fireplaces, further enhancing the property's period charm and character. Serving the bedrooms is a beautifully appointed family bathroom, thoughtfully designed to combine timeless elegance with contemporary luxury, creating a tranquil retreat within the home. Externally, the property enjoys an equally impressive setting. Mature planting, established shrubs and extensive wrap-around lawns create a wonderful sense of privacy and seclusion, whilst a number of thoughtfully positioned patio terraces provide idyllic spaces for al fresco dining and entertaining throughout the warmer months. A gated driveway offers secure off-street parking and contributes to the property's distinguished kerb appeal. Perfectly positioned within the heart of Byfleet village, the

property enjoys convenient access to a range of highly regarded schools, local amenities and excellent transport connections. Mainline rail services provide direct access to London Waterloo, whilst both Heathrow and Gatwick airports are easily reached, making this an ideal home for both families and commuters alike. A rare and captivating period home, combining timeless elegance, modern refinement and an enviable village setting.

Byfleet village provides a comprehensive range of local shops, schools, and amenities, including a village green and nearby park. Just across Parvis Road is a retail park featuring Marks & Spencer and Tesco superstores. The property also benefits from excellent transport links, with easy access to the A3 and M25 (Junction 10), as well as three mainline stations offering regular services to London and the South East.

Transport Links

Byfleet and New Haw 0.9 miles
West Byfleet 1.5 miles
Addlestone 2.77 miles

Schooling Facilities

Primary
St Mary's C of E Primary School, Byfleet
Byfleet Primary School
West Byfleet Junior School
Secondary
Fullbrook School
Heathside School
Notre Dame Senior School

Council tax band: Tax band E

Local authority: Woking Borough Council

Tenure: Freehold

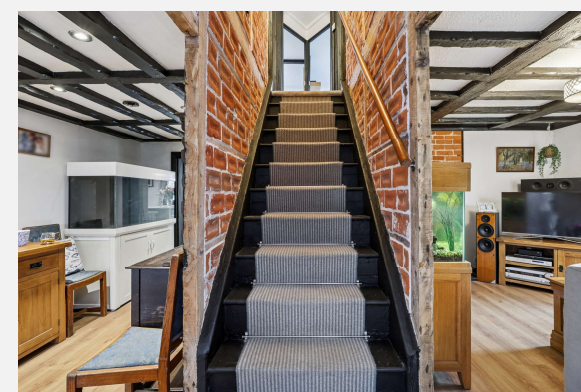
Viewings

by appointment only
01932 354494 / westbyfleet.admin@seymours-wba.co.uk



Enchanting Early Victorian
Manor Cottage

Beautifully balancing its
rich period heritage

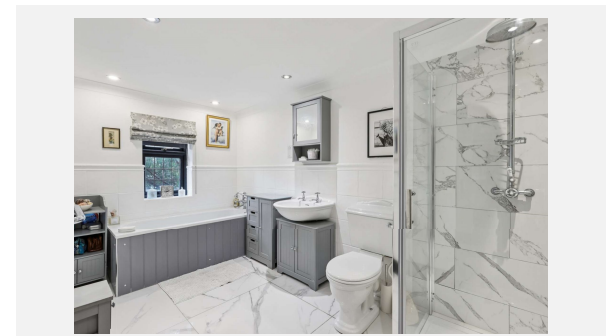


Floorplan



APPROXIMATE GROSS INTERNAL AREA
1309 SQ FT / 121.6 SQ M

This plan has been drawn for illustrative and identification purposes only.



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