



BEAUMOUNT LODGE

PYRFORD • SURREY

BEAUMOUNT LODGE
BLACKDOWN AVENUE, PYRFORD, SURREY, GU22 8QG

A truly beautifully presented 5 bedroom detached family home that has been meticulously maintained by the current owners and extends to 3,092 sq ft. Set within gardens approaching one-third of an acre, the grounds are immaculately manicured, while automated gated access provides both privacy and exclusivity on one of the area's most prestigious private roads. The property features a light and airy entrance hall leading to 3 separate reception rooms, including an impressive drawing room with a feature fireplace and direct access to the rear garden. The quality kitchen/breakfast room provides excellent space for everyday family living, with easy access to a spacious utility room, and opens into a delightful summer room where the stunning garden views can be enjoyed all year round. Upstairs, there are 5 well-proportioned bedrooms and 4 bathrooms. The principal bedroom benefits from a luxurious en-suite bathroom, 2 further bedrooms enjoy their own shower rooms, and there is also a well-appointed family bathroom. Outside, the gardens wrap around the property and offer a high degree of privacy. The completely secluded rear garden features a charming breeze house, ideal for entertaining and enjoying the beautiful surroundings.

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ACCOMMODATION & SPECIFICATION

 5
  4
  EPC rating D
  3092 sq ft
  West Byfleet 1.2 mile









LOCATION

Located in a very attractive and sought after private road this property is located approximately 1 mile from West Byfleet station which provides access to London Waterloo (journey time about 30 minutes), and easy road access to M25 and A3. West Byfleet village also offers an excellent range of shopping including Waitrose. There is a good choice of doctors and dentists as well as other healthcare services. Also on offer is a lovely selection of coffee shops and leisurely activities. The local area is also well served with both state and private schools within easy reach and pick up points to other popular schools further afield, along with several excellent golf courses. The county town of Guildford lies some 8 miles to the south with its extensive range of shops, cafes, restaurants, theatre, cinema complex, the Spectrum leisure centre and mainline station. Just a couple of miles away is the site of the famous Brooklands motor racing circuit, now home to museum and aircraft displays and the new Mercedes World Centre. For a comprehensive range of shopping amenities a retail park with Marks & Spencer and Tesco amongst others is close by. The area in general provides excellent walking and riding and the RHS at Wisley and Papercourt Sailing Club is just 3 miles away. The Byfleet Lawn Tennis Club and Nuffield Health Gym are also located within half a mile away.

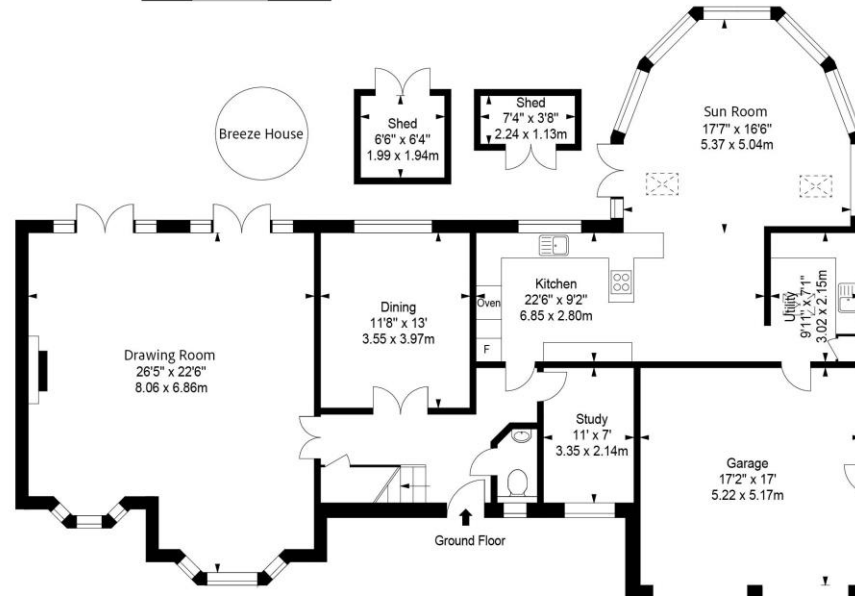
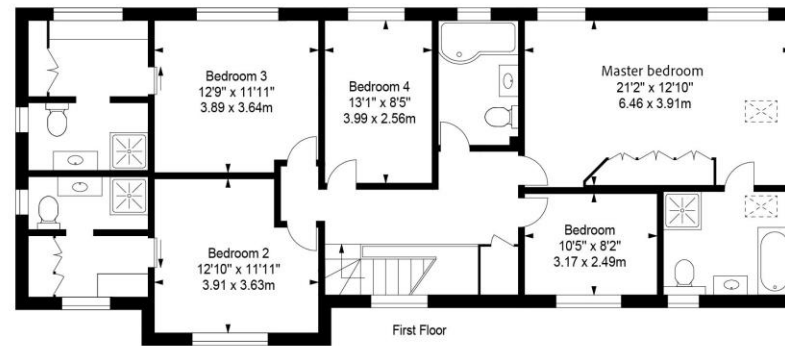






Approx. Gross Internal Area 3,092 sq ft - 287.23 sq m

For identification only - Not to scale
(Including Garage)



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.



Seymours

PRESTIGE HOMES

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