



S

BLACKDOWN AVENUE

PYRFORD • SURREY

BLACKDOWN AVENUE, PYRFORD, SURREY, GU22 8QG

Introducing 'Birchwood', a stunning detached 6 bedroom house, exuding luxury and offering a secluded retreat from the hustle and bustle of city life. This exceptional property boasts a detached triple garage, providing ample space for vehicles or storage. The interior is thoughtfully designed with high-end finishes and modern amenities, creating a comfortable and stylish living environment. The spacious bedrooms offer tranquillity and privacy, perfect for relaxation after a long day. The property's location ensures peace and quiet, making it an ideal oasis. With its elegant design and premium features, this house is a rare find that promises a lifestyle of comfort and sophistication. Don't miss the opportunity to make this exquisite property your new home. Contact us today to arrange a viewing and experience the luxury living this property has to offer.

CONTACT:

SEYMOURS ESTATE AGENTS, WEST LODGE, STATION APPROACH,
WEST BYFLEET, SURREY, KT14 6NG

01932 354494
WESTBYFLEET.ADMIN@SEYMOURS-WBA.CO.UK





ACCOMMODATION & SPECIFICATION

 6  4 EPC rating B  6146 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.







Blackdown Avenue, Pyrford, GU22

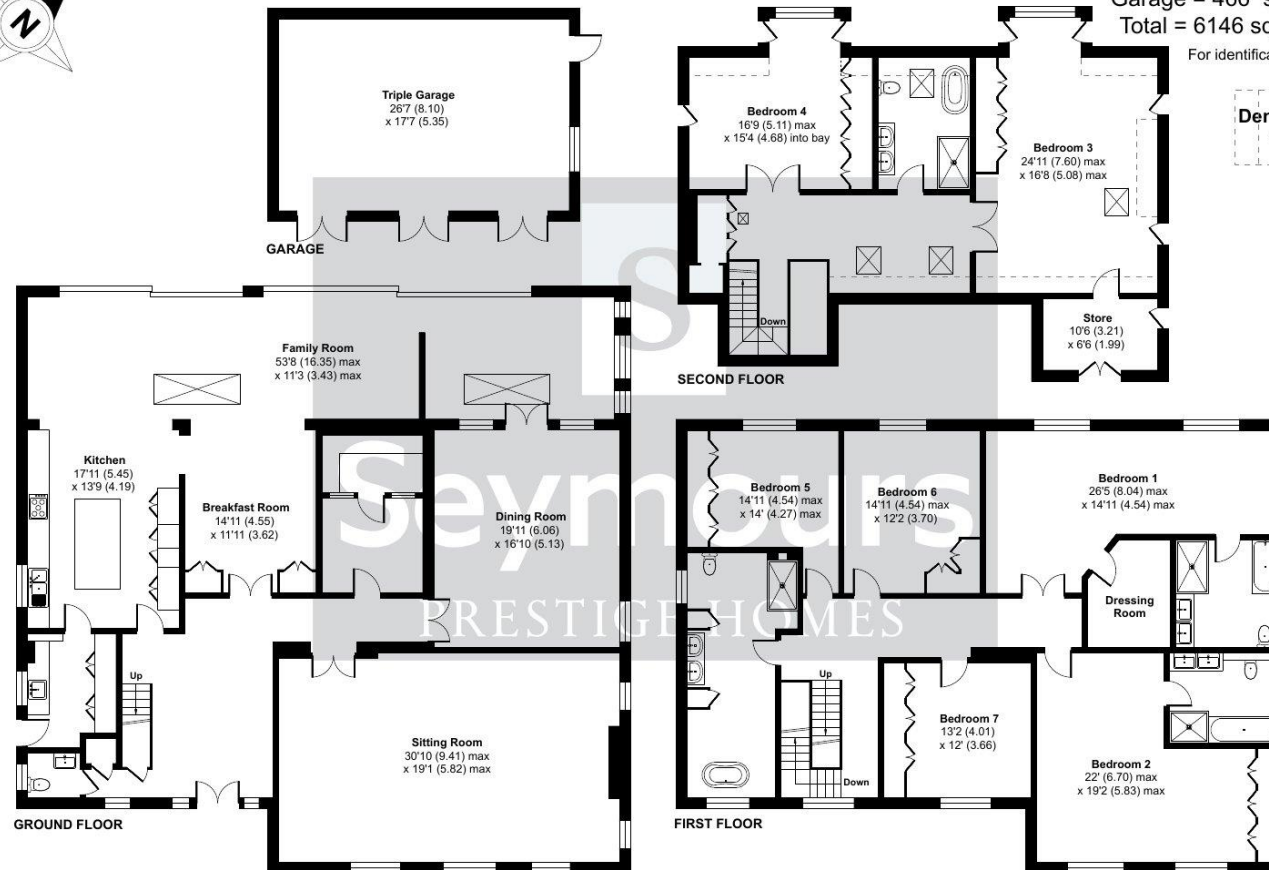
Approximate Area = 5499 sq ft / 510.8 sq m

Limited Use Area(s) = 181 sq ft / 16.8 sq m

Garage = 466 sq ft / 43.2 sq m

Total = 6146 sq ft / 570.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1415686



Seymours

PRESTIGE HOMES





Seymours

PRESTIGE HOMES

Seymours Estate Agents, West Lodge, Station
Approach, West Byfleet, Surrey, KT14 6NG
01932 354494
vince@seymours-wba.co.uk
www.seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.