OLD WOKING ROAD

PYRFORD • SURREY

OLD WOKING ROAD
PYRFORD, SURREY, GU22 8LE

Set within an impressive 0.3-acre plot directly opposite Pyrford Common, this beautifully presented 4 bedroom detached family home offers exceptional proportions, a high-end specification and an enviable combination of space, style and privacy. Presented in excellent, near-new condition, the property is perfectly suited to the discerning family buyer. From the moment you enter, the sense of space is immediately apparent. The exceptionally large entrance hall provides an impressive introduction to the home and flows seamlessly into the principal reception rooms. The excellent living room provides a comfortable and elegant space for relaxing, while the separate family room offers excellent flexibility and could be used as a TV room, playroom, home office or, if required, an additional 5th bedroom. The magnificent kitchen/dining/sitting room is undoubtedly one of the property's standout features. The extensively fitted kitchen is centred around a substantial island and complemented by attractive herringbone flooring. There is direct access to a spacious utility room, while the impressive bi-folding doors open onto the extensive terrace and rear garden, creating a superb entertaining space and an excellent connection between the indoors and outdoors. Upstairs, there are 4 generous bedrooms. The principal bedroom benefits from a luxurious, fully tiled en-suite bathroom and a separate dressing room, which could readily be converted to create a 5th bedroom if required. The guest bedroom also features a fully tiled en-suite shower room. Both the principal and guest bedrooms benefit from air conditioning. The remaining two bedrooms are served by a beautifully appointed, fully tiled family bathroom. Externally, the property continues to impress. A superb gravel driveway provides extensive off-road parking for numerous vehicles, while wide gated side access leads through to the rear garden. The substantial rear garden is predominantly laid to formal lawn and features a large patio terrace, providing an ideal setting for outdoor entertaining. There is also a substantial pergola (hot tub area), a large timber garden shed and a dedicated hardstanding area for an outbuilding, which could create an excellent home office, gym or entertainment space, subject to the necessary permissions.

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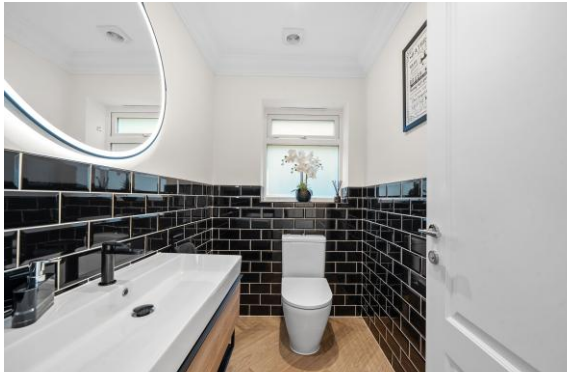


ACCOMMODATION & SPECIFICATION

4 3 EPC rating B 2458 sq ft West Byfleet 1.6 mile

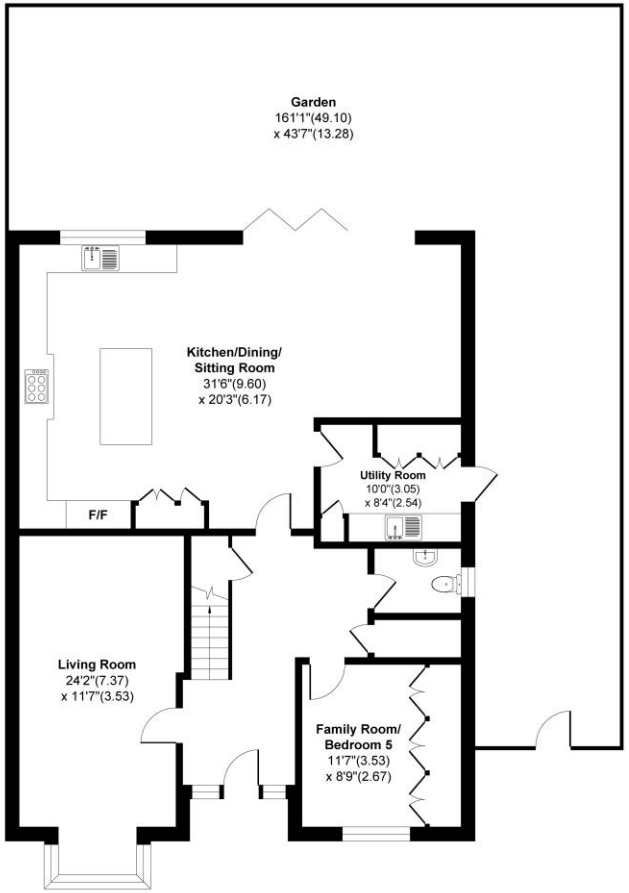
LOCATION

West Byfleet and Woking offer an appealing blend of tranquillity, open space and excellent connectivity. The property is particularly well positioned opposite the beautiful Pyrford Common, providing immediate access to attractive countryside and recreational space, while the nearby waterways and surrounding green spaces are ideal for walking and enjoying the outdoors. The area is particularly popular with families, benefiting from a selection of highly regarded schools and excellent local amenities. West Byfleet railway station provides convenient rail connections towards London, making the area an attractive option for commuters. For motorists, the nearby A3 provides straightforward access towards London, the M25 and the wider motorway network, while Woking town centre offers an extensive range of shops, restaurants, leisure facilities and everyday amenities.
Combining an exceptional location, substantial accommodation, a high-quality specification and an impressive 0.3-acre plot, this is a superb family home offering both luxury and versatility in one of the area's most desirable settings.

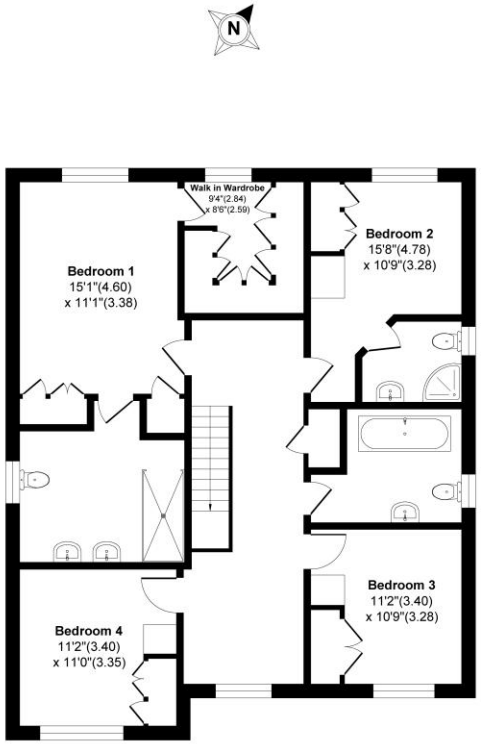
Old Woking Road, Pyrford, Surrey, GU22

Approximate Gross Internal Area = 2,458 sq ft / 228.35 sq m

For Identification Only - Not to scale



Ground Floor



First Floor

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Seymours Estate Agents by FJcam Productions.

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