



WOODHAM LOCK

WEST BYFLEET • SURREY

WOODHAM LOCK WEST BYFLEET, SURREY, KT14 6AU

Privately positioned behind secure gates and forming part of an exclusive enclave of just 3 residences, this exceptional detached home at Woodham Lock presents a rare opportunity to acquire a beautifully refurbished property in one of Surrey's most discreet and desirable settings. Recently renovated to an exacting standard, the house combines refined contemporary design with an impressive level of space and versatility. The accommodation is thoughtfully arranged over two floors, creating an exceptional environment for both sophisticated entertaining and modern family life. A striking entrance hall provides an impressive first introduction, with generous proportions and useful integrated storage. From here, the principal living spaces unfold, centred around an outstanding open-plan kitchen, dining and family room. Designed as the heart of the home, this impressive space combines bespoke-style cabinetry, premium appliances and extensive work surfaces with generous areas for both formal dining and relaxed family seating, and easy access to the gardens. Complementing this superb entertaining space is an elegant formal sitting room, providing a more refined setting for entertaining or quieter occasions and boasting direct access to the gardens. A separate lounge (television/cinema room) offers a wonderfully comfortable and intimate retreat, while the dedicated study provides an ideal and stylish home-working environment. Further practical features include a guest cloakroom, separate utility room and an integrated single garage, ensuring the house combines luxury with the convenience expected of a modern family home. The first floor provides 5 generously proportioned bedrooms. The principal bedroom forms a luxurious private suite, complete with a contemporary en suite bathroom, while a further bedroom also benefits from its own en suite facilities. 2 additional bathrooms serve the remaining bedrooms, all finished with high-quality sanitaryware and elegant contemporary detailing.



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ACCOMMODATION & SPECIFICATION

 5
  3
 EPC rating c  2691 sq ft
  West Byfleet 0.2 miles









LOCATION

The setting is equally impressive. Woodham Lock is ideally positioned for those seeking both excellent connectivity and an enviable sense of privacy and natural surroundings. West Byfleet mainline station is approximately 0.2 miles away, providing fast and direct rail connections into London. For those who enjoy the outdoors, the nearby canal-side Saturn Trail provides picturesque walking and cycling routes, extending towards the River Wey. This is a truly exceptional turnkey residence, offering a rare combination of privacy, generous accommodation, sophisticated interiors and outstanding connectivity. Beautifully finished throughout and set within an exclusive gated enclave, it represents an enviable Surrey lifestyle in a highly sought-after and wonderfully discreet location.

Ideally located, the home is within walking distance of the amenities in West Byfleet village, including Waitrose, Costa Coffee, and various independent shops and services. Commuters will benefit from excellent transport links, with easy access to the A3 and M25 (Junction 10) providing swift connections to London, Heathrow, Gatwick, and the South Coast. The nearby town of Guildford, approximately 8 miles away, offers a wide range of shopping, dining, and cultural attractions, including a theatre, cinema complex, and the Spectrum leisure centre. The area is also highly regarded for its excellent selection of schools in both the state and private sectors. For leisure pursuits, the property is ideally situated for walking and riding, with RHS Wisley Gardens just three miles away. Golf enthusiasts will appreciate the proximity to several prestigious clubs including West Byfleet, Pyrford, Wisley, St George's Hill, Burhill, Wentworth, Sunningdale, and The Berkshire. Additional sporting attractions include horse racing at Ascot and Sandown Park, and polo at Guards Polo Club, Smith's Lawn, Windsor, and the Royal Berkshire Polo Club. This exceptional home offers a rare combination of space, quality, and location—perfect for families seeking a blend of luxury living and everyday convenience.

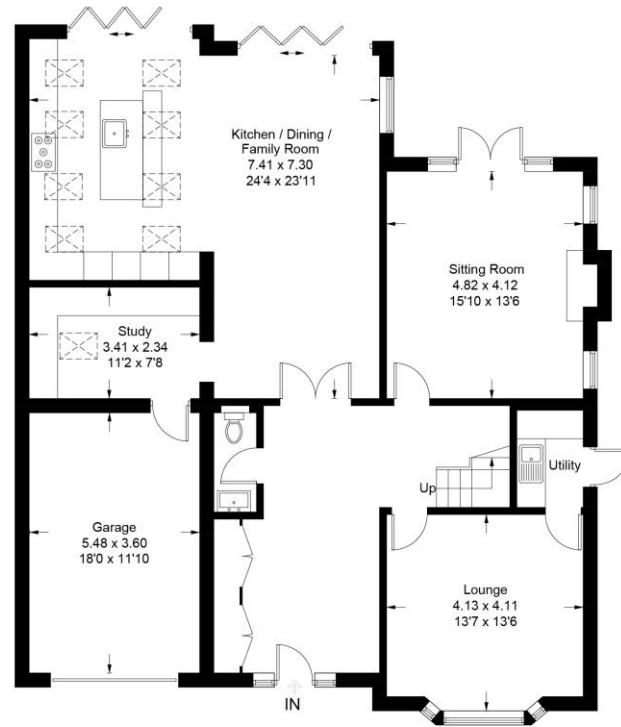




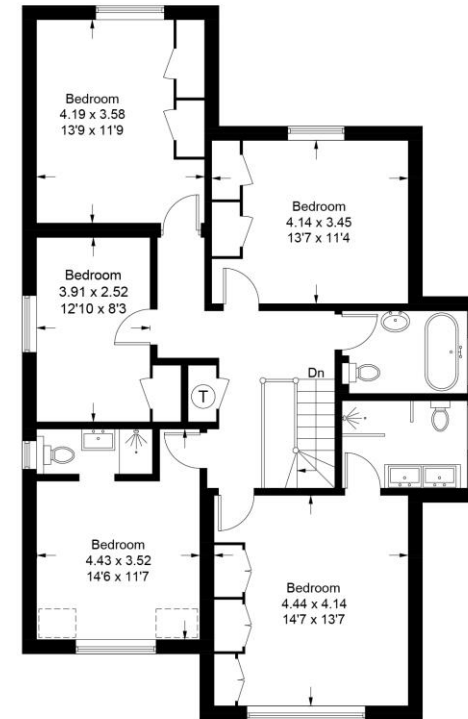
Approximate Gross Internal Area = 250.0 sq m / 2691 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



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. (ID1336230)
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Seymours

PRESTIGE HOMES

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