

AVIARY ROAD

PYRFORD • SURREY

KINGSWOOD

AVIARY ROAD, PYRFORD, SURREY, GU22 8TH

This distinguished Edwardian detached residence (3,345 sq ft) offers an elegant blend of period grandeur and contemporary refinement, delivering beautifully proportioned accommodation arranged across two floors, and standing on a magnificent third acre plot. A most impressive reception hallway sets the tone on arrival, immediately reflecting the scale, character, and architectural integrity of the home. From here, the ground floor flows effortlessly into a refined collection of reception spaces, including a formal sitting room, a dedicated study, and an elegant dining room—each offering versatility for both sophisticated entertaining and relaxed family living. To the rear, the property opens into the true focal point of the home: a superb open-plan kitchen and breakfast room, seamlessly connected to a utility area and flowing into a striking family room extension. Bathed in natural light and enjoying uninterrupted views over the garden, this space has been carefully designed to balance modern living with architectural sensitivity, creating a highly desirable everyday living environment. The first floor continues to impress, approached via a particularly generous landing that enhances the sense of space throughout. There are 4 well-appointed bedrooms, including a superb principal suite complete with dressing room and en-suite bathroom. The remaining bedrooms are well served by a family bathroom and separate WC, providing excellent practicality for family occupation. Externally, the property benefits from ample off-street parking, a double garage, and a substantial workshop, offering exceptional flexibility for storage, hobbies, or ancillary workspace. The rear garden is a notable feature—entirely unoverlooked and offering a rare degree of privacy, making it ideal for both entertaining and family enjoyment. The property occupies a desirable position within a designated conservation area, a factor that preserves the character of the surroundings while still allowing for considered enhancement. Indeed, neighbouring properties have successfully undertaken significant extensions and refurbishments, subject to the usual consents, illustrating the home's broader potential. In summary, this is a home of genuine presence and distinction—rich in character, refined in presentation, and ideally suited to those seeking a substantial family residence in a highly regarded setting.

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ACCOMMODATION & SPECIFICATION

4 | 2 | EPC rating D | 2465 sq ft | West Byfleet 1.5 mile












BREAD











LOCATION

Located on a prestigious hedge-lined road, the property is just a short distance from both Woking and West Byfleet mainline railway stations, offering direct connections to London Waterloo in under 30 minutes. The vibrant village centre of West Byfleet provides a selection of shops, restaurants, and a Waitrose supermarket, while excellent local schools, including Roman Catholic, Church of England, and state primary schools, are all within easy reach. The area also boasts some of the finest golf clubs, as well as the Nuffield Health and Leisure Centre with a swimming pool and West Byfleet Tennis Club, all just a short walk away. Woking and Weybridge town centres are a short drive away, with Woking offering a leisure centre, swimming pool, theatre, and multi-screen cinema. Guildford town centre is also easily accessible, providing excellent shopping and amenities. This exceptional property combines the best of period elegance and modern family living, all within a prime location.



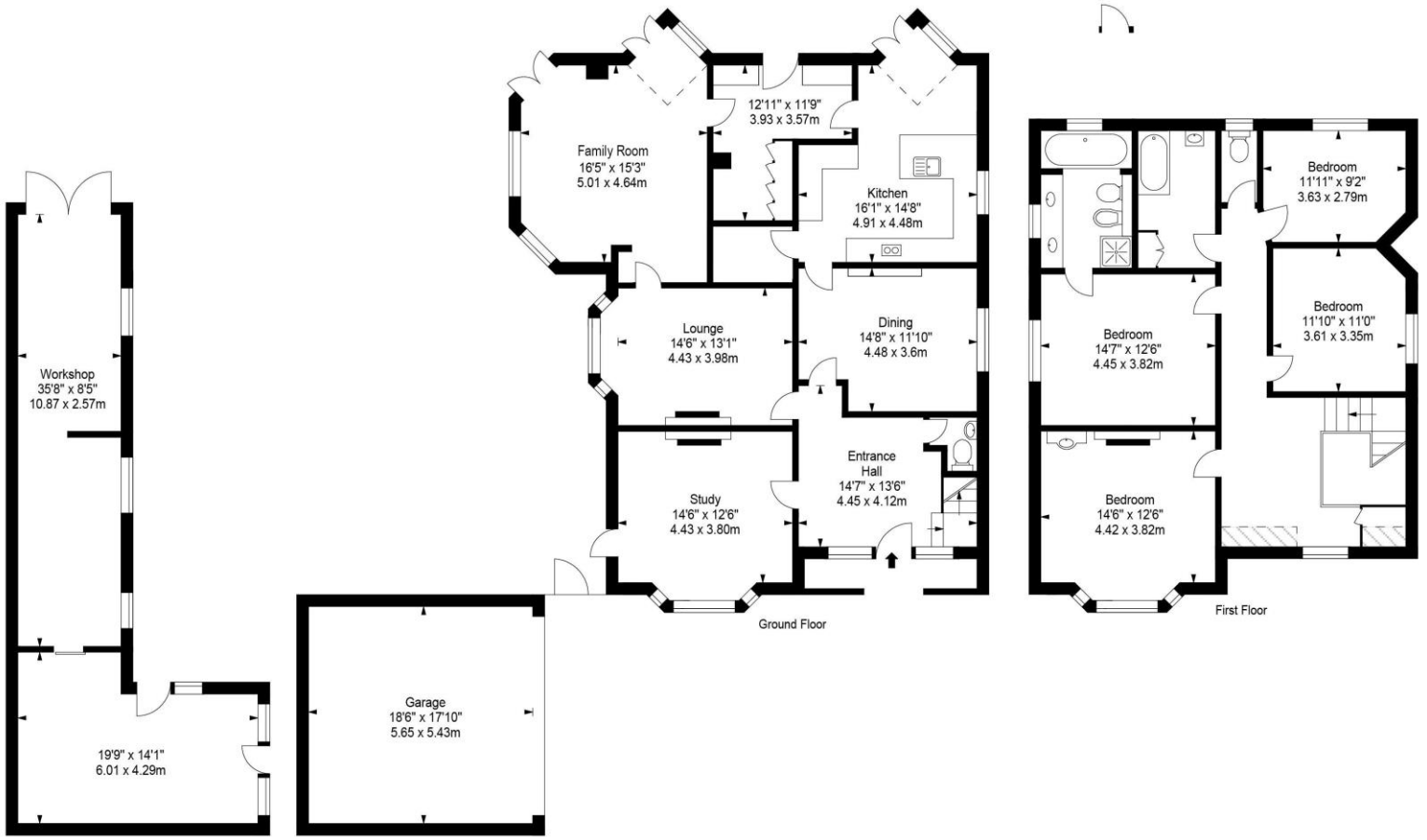








Approx. Gross Internal Area 2,465 sq ft - 228.97 sq m
Approx. Gross Garage/ Workshop Area 880 sq ft - 81.78 sq m
For identification only - Not to scale



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

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