

PYRFORD WOODS

PYRFORD • SURREY

THE LAURELS

PYRFORD WOODS, PYRFORD, SURREY, GU22 8QL

Located in one of the area's most sought-after locations, this attractive and spacious 6-bedroom detached family home offers versatile accommodation finished to a high specification throughout.

The heart of the home is a magnificent kitchen/breakfast room, ideal for both family living and entertaining. The impressive principal bedroom features its own dressing room and a luxury en-suite shower room, while a generously sized guest bedroom also benefits from a luxury en-suite. Further accommodation includes large reception rooms, a useful utility room, two well-appointed family bathrooms, additional spacious bedrooms, another en-suite to the guest bedroom, all offering well-proportioned, light-filled interiors suited to a variety of lifestyles. Outside, the property enjoys an excellent gravel driveway, a well-maintained rear garden, and occupies a generous plot of approximately 0.26 acres.

This exceptional home combines space, style, and location—making it a rare opportunity not to be missed.



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ACCOMMODATION & SPECIFICATION

6 | 4 | EPC rating C | 3101 sq ft | West Byfleet 1.2 mile






You + Me = Us

















LOCATION

This property enjoys an enviable location with excellent access to some of the area's most highly regarded schools, including Hoebridge, Pyrford C of E, The Marist Catholic School, and West Byfleet Primary all within easy reach and ideal for families. A short stroll brings you to West Byfleet village centre, offering a wide variety of amenities including Waitrose, Costa Coffee, and an array of independent shops and boutiques. West Byfleet mainline railway station is also within walking distance, providing regular fast services to London Waterloo in approximately 30 minutes—perfect for commuters. For day-to-day shopping needs, a nearby retail park offers convenience with stores such as Marks & Spencer and Tesco, among others.

The property also benefits from superb road links, located almost equidistant from junctions 10 and 11 of the M25, giving quick access to Heathrow and Gatwick Airports, as well as major surrounding towns. The bustling town centres of Weybridge, Walton-on-Thames, and Cobham are just a short drive away, while larger shopping hubs including Guildford, Woking, and Kingston upon Thames are also easily accessible. For those preferring to drive, Central London can typically be reached in around 40 minutes, traffic permitting.







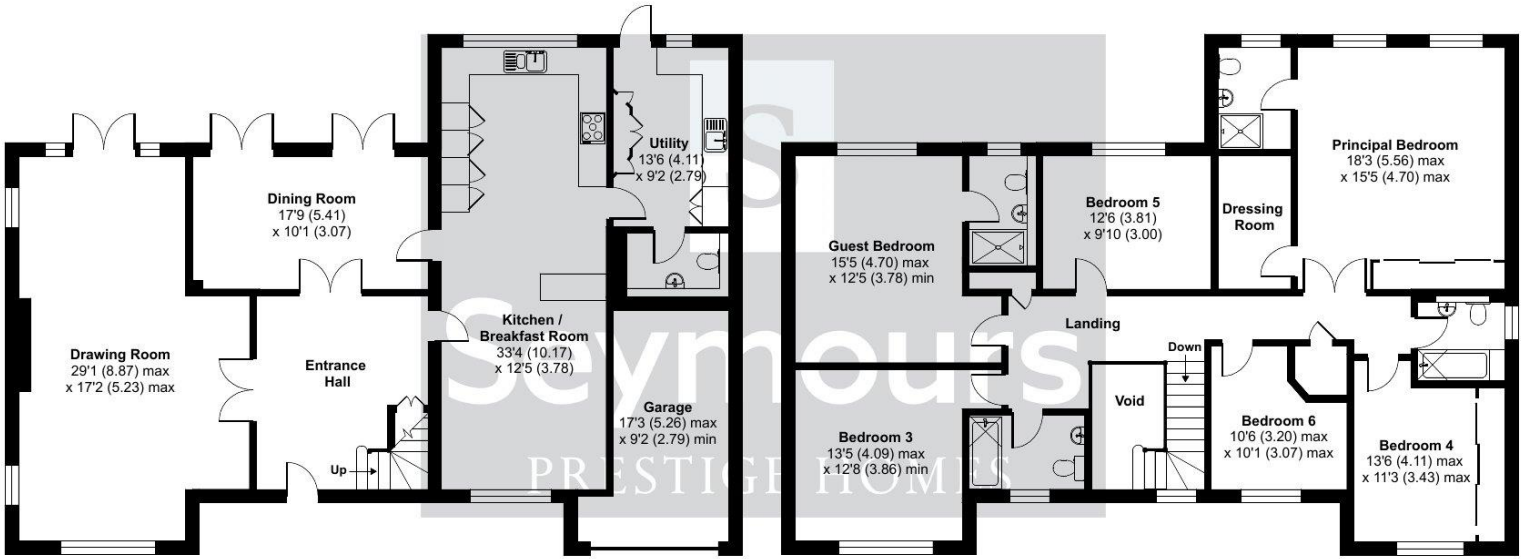




The Laurels, Pyrford Woods, Pyrford, GU22

Approximate Area = 3101 sq ft / 288 sq m (includes garage & excludes void)

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 2025. Produced for Seymours Estate Agents. REF: 1361004

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