



FOREST ROAD

PYRFORD • SURREY

FOREST ROAD PYRFORD, SURREY, GU22 8LU

Constructed circa 1934, this exceptional family residence represents one of Pyrford's finest homes, occupying a magnificently secluded plot of approximately 0.43 acres on arguably the area's most prestigious private road. Behind its elegant façade lies a home of remarkable quality and distinction, thoughtfully reimagined and extended by the current owners to create an extraordinary balance of timeless character and refined contemporary living. At the heart of the property is an outstanding bespoke kitchen, orangery and dining space an exquisite open-plan environment designed entirely around luxurious family living and sophisticated entertaining.

Bathed in natural light, this breathtaking space seamlessly connects the indoors with the beautifully landscaped gardens beyond. The handcrafted kitchen is centred around an impressive island and complemented by an Aga, premium cabinetry and extensive preparation space. The ground floor offers an exceptional range of reception rooms, each with its own individual atmosphere and purpose. The elegant sitting room provides a wonderfully relaxing formal living space, whilst the study offers the ideal work-from-home environment. The versatile cinema/media room enjoys direct access to the private hot tub terrace and could effortlessly serve as a fifth bedroom or guest suite if required. A welcoming entrance hall immediately sets the tone for the calibre of accommodation on offer, whilst the well-appointed utility/boot room is both practical and discreetly positioned, ideal for busy family life and day-to-day convenience. The first floor continues the home's luxurious theme with 4 beautifully proportioned bedrooms and 3 bath/shower rooms. The principal suite is particularly impressive, featuring a bespoke dressing room flowing through to a sumptuous en-suite bathroom of true hotel quality. The guest suite also benefits from en-suite facilities, whilst the remaining bedrooms are served by a beautifully finished family bathroom. Externally, the property is every bit as impressive as the interior. The mature grounds have been meticulously landscaped and maintained to create a series of enchanting outdoor spaces designed for relaxation, entertaining and quiet reflection. Expansive manicured lawns, established hedging and specimen planting combine to create a rare sense of privacy and tranquillity. A substantial entertaining terrace, charming pergola and secluded hot tub area further enhance the lifestyle appeal of this outstanding home. The approach is both elegant and imposing, with automated pillared entrance gates opening onto a sweeping gravel driveway providing extensive parking and access to the detached double garage block. Properties of this calibre rarely become available. Combining architectural elegance, exceptional entertaining space, privacy and one of Pyrford's most coveted addresses, this is a residence of genuine distinction that delivers an uncompromising lifestyle in every respect. A truly extraordinary home that must be experienced firsthand to be fully appreciated.



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ACCOMMODATION & SPECIFICATION

 4  3 EPC rating C  3496 sq ft  West Byfleet 1.5 mile









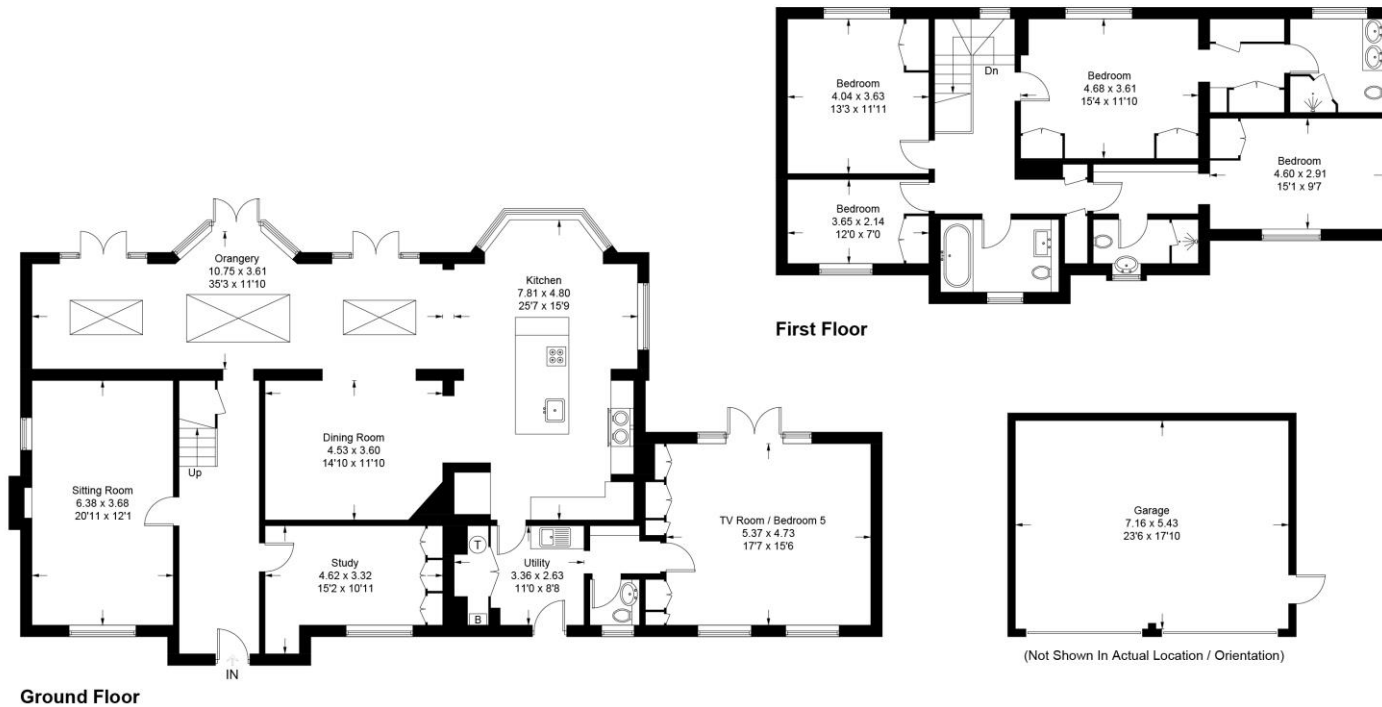
LOCATION

Perfectly positioned between both Woking and West Byfleet mainline stations, the property enjoys exceptional commuter connectivity, with regular services to London Waterloo in approximately 30 minutes. Peacefully tucked away within a private road, the home combines tranquillity with remarkable convenience, being ideally situated for access to both town centres and their extensive amenities. The area is particularly well regarded for its outstanding educational provision, including highly regarded Ofsted “Outstanding” state schools together with an excellent selection of respected independent schools offering education through to senior level. For road users, the A3 and M25 (Junction 10) are approximately three miles away, providing swift access to London, the South Coast, Heathrow and Gatwick airports. The surrounding area offers an exceptional lifestyle balance, with the county town of Guildford located approximately eight miles to the south, providing an extensive range of boutique shopping, cafés, restaurants, theatres, cinemas and leisure facilities including the renowned Spectrum complex. For sporting and leisure enthusiasts, there are several highly regarded golf courses nearby, including Pyrford, West Byfleet and Woking Golf Clubs, together with an abundance of countryside walks and outdoor pursuits within easy reach.





Approximate Gross Internal Area = 285.8 sq m / 3076 sq ft
Garage = 39.0 sq m / 420 sq ft
Total = 324.8 sq m / 3496 sq ft



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. (ID1301943)
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Seymours

PRESTIGE HOMES

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