



HOLLYBANK ROAD

PYRFORD • SURREY

SHEPARDS
HOLLYBANK ROAD, PYRFORD, SURREY, KT14 6JD

This beautiful period home set in approximately 0.5 acres, on an exclusive private road, was built in 1922 and was originally commissioned for a professional pianist who subsequently gave lessons from the formal lounge overlooking the gardens. Later, in the late 1940s, it was bought by a family returning from India who lived here for 40 years. The current owners are the third family to live here and have been in residence for the past 30 years. Shepards has been impeccably maintained and thoughtfully improved during their time here.

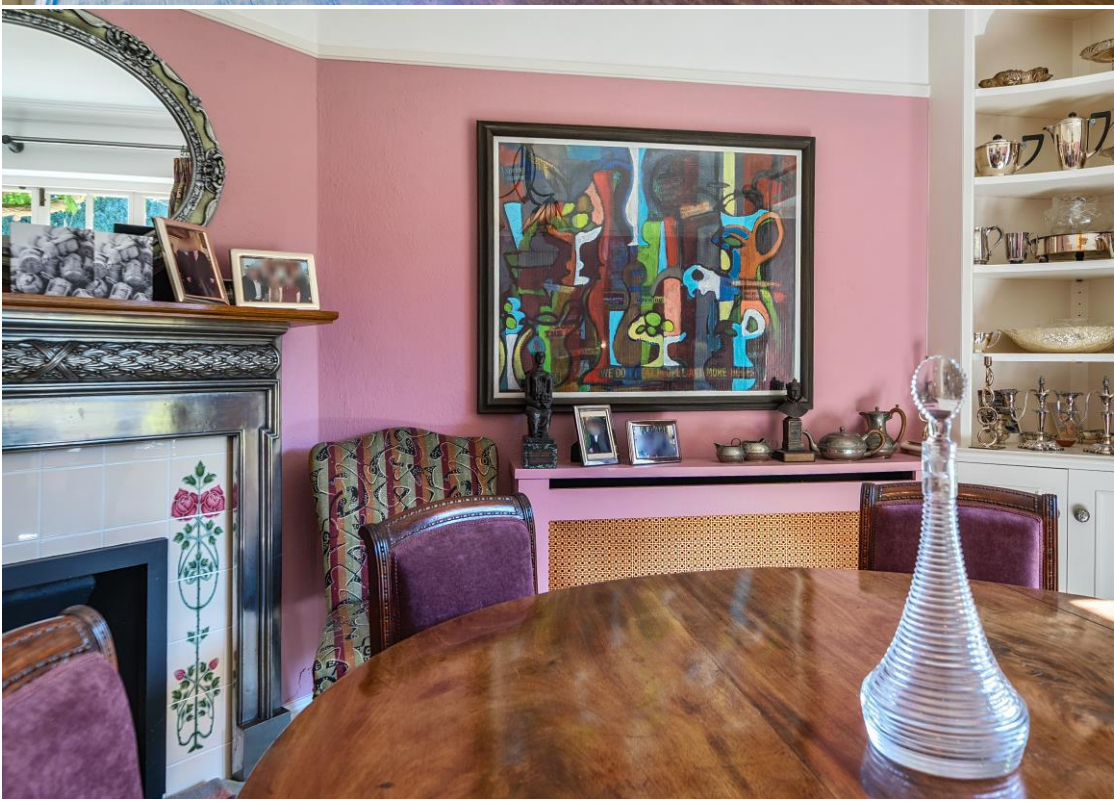
The property is perfect for families looking for ample space and comfort. Laid out over three floors, it boasts three superb reception rooms, two of which have working fireplaces, and a fabulous, well-established kitchen/diner which leads onto the garden with views of the fruit trees. There are also five excellent sized double bedrooms, of which the principal is a wonderfully spacious and airy room with the addition of a superb walk-in dressing room and a generous en-suite. The principal bedroom and the entire top floor are fitted with air conditioning, providing comfort throughout the warmer months.

The garden is a particular highlight and can be accessed from various points of the house, offering a tranquil retreat for relaxation and entertaining guests. Designed by garden designer Julia Jones, it provides a beautiful and mature setting. The interior is tastefully decorated with high-quality finishes throughout, creating a warm and inviting atmosphere. There is also the addition of a spacious utility room with an adjacent second downstairs WC and a useful boot room.

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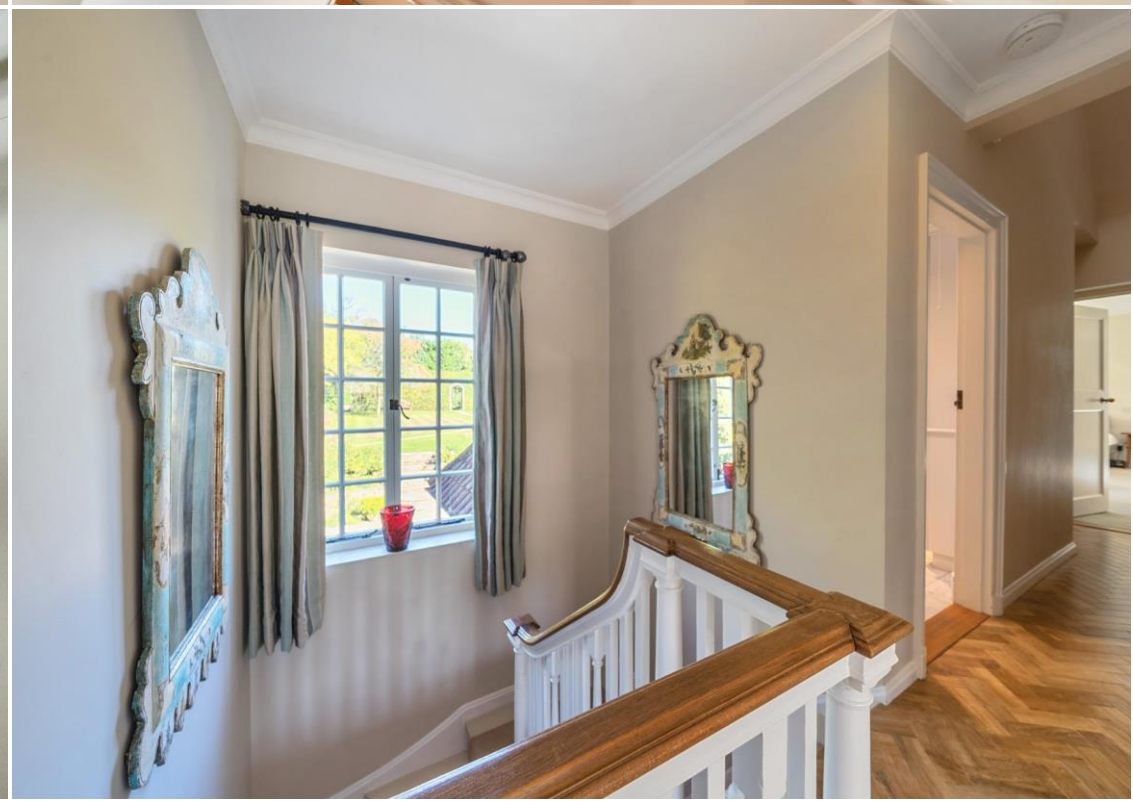




ACCOMMODATION & SPECIFICATION

 5/6  3 EPC rating F  3689 sq ft  West Byfleet 0.8 mile









LOCATION

Hollybank Road is extremely popular and convenient with Waitrose and other well-known shops nearby, and many café's and boutiques as well as West Byfleet mainline train station. There is a very good service from here to London Waterloo (around 30 minutes journey time) making it ideal for the commuter. The A3 and M25 are within driving distance providing important links to Heathrow and Gatwick airports. The area in general is served well with an excellent selection of schools both in the private and state sectors. The county town of Guildford lies some 8 miles to the south with its extensive range of shops, cafes, restaurants, theatre, cinema complex, the Spectrum leisure centre and mainline station. Just a couple of miles away is the site of the famous Brooklands motor racing circuit, now home to museum and aircraft displays and the new Mercedes World Centre. For a comprehensive range of shopping amenities, a retail park with Marks & Spencer and Tesco amongst others is close by. The area in general provides excellent walking and riding and the RHS at Wisley is just 3 miles away. There are golf courses at Pyrford, West Byfleet, Wisley, St George's Hill, Burhill, Wentworth, Sunningdale and The Berkshire, racing at Sandown Park and Ascot, Polo at the Guards Polo Club, Smiths Lawn, Windsor and the Royal Berkshire Polo Club.







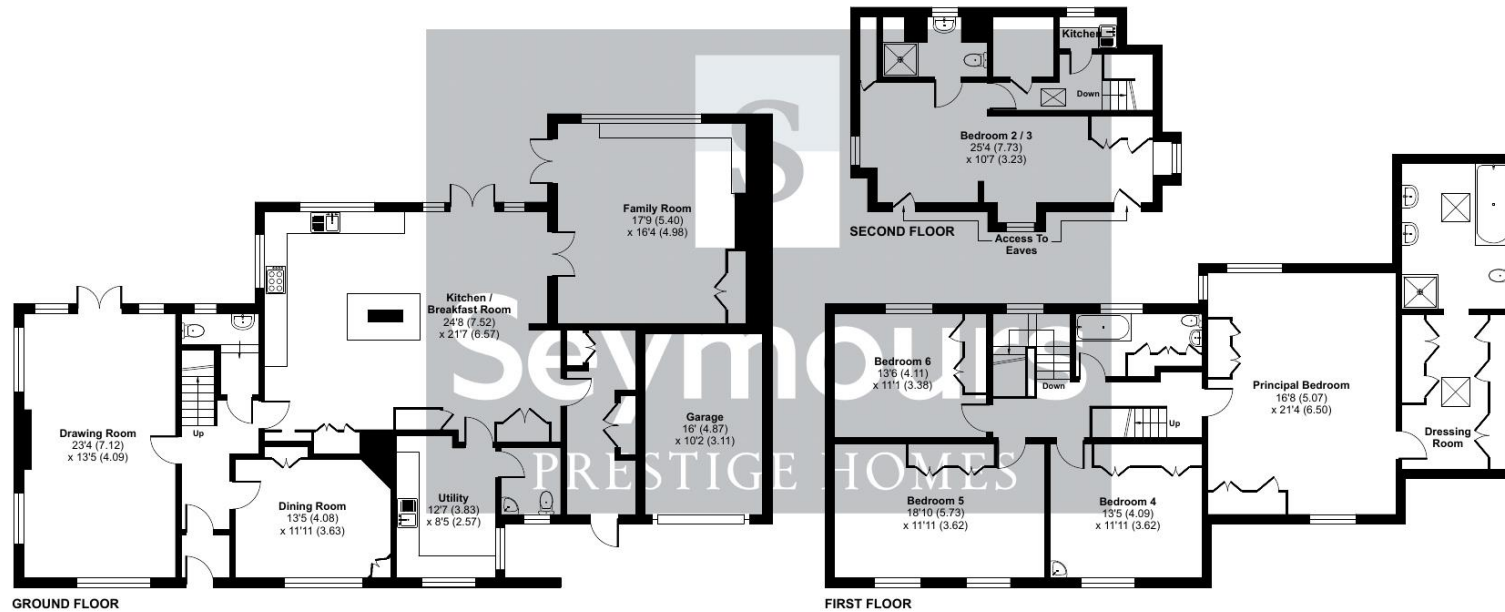
Shepards, Hollybank Road, Pyrford, KT14

Approximate Area = 3523 sq ft / 327.2 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 3689 sq ft / 342.6 sq m

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: 1356463





Seymours

PRESTIGE HOMES

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