

SQUIRREL WOOD

WEST BYFLEET • SURREY

SQUIRREL WOOD, WEST BYFLEET, SURREY, KT14 6PE

Situated in the highly sought-after Dartnell park area, this 5 bedroom detached family home offers spacious living accommodation throughout and backs onto open fields. Key features include a fully fitted kitchen, a utility room with side access. The sitting room enjoys direct access to the rear garden with double doors to the dining room. The ground floor is completed with a study/snug and cloakroom off the welcoming entrance hall. Upstairs, the property boasts 5 bedrooms, with the master featuring an ensuite bathroom. The remaining 4 bedrooms share the family bathroom. Outside, the property benefits from a large frontage with ample parking, a double garage, and a low maintenance rear garden, perfect for outdoor entertaining and relaxation.

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ACCOMMODATION & SPECIFICATION

5 | 2 | EPC rating C | 2217 sq ft | West Byfleet 0.7 mile











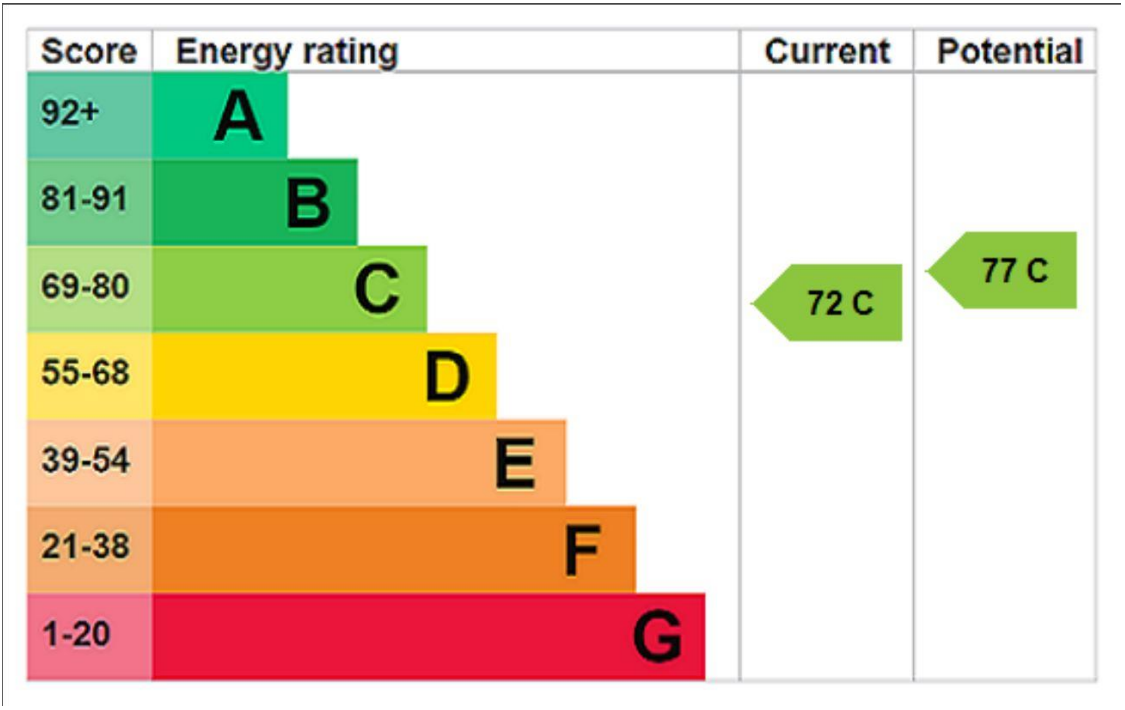










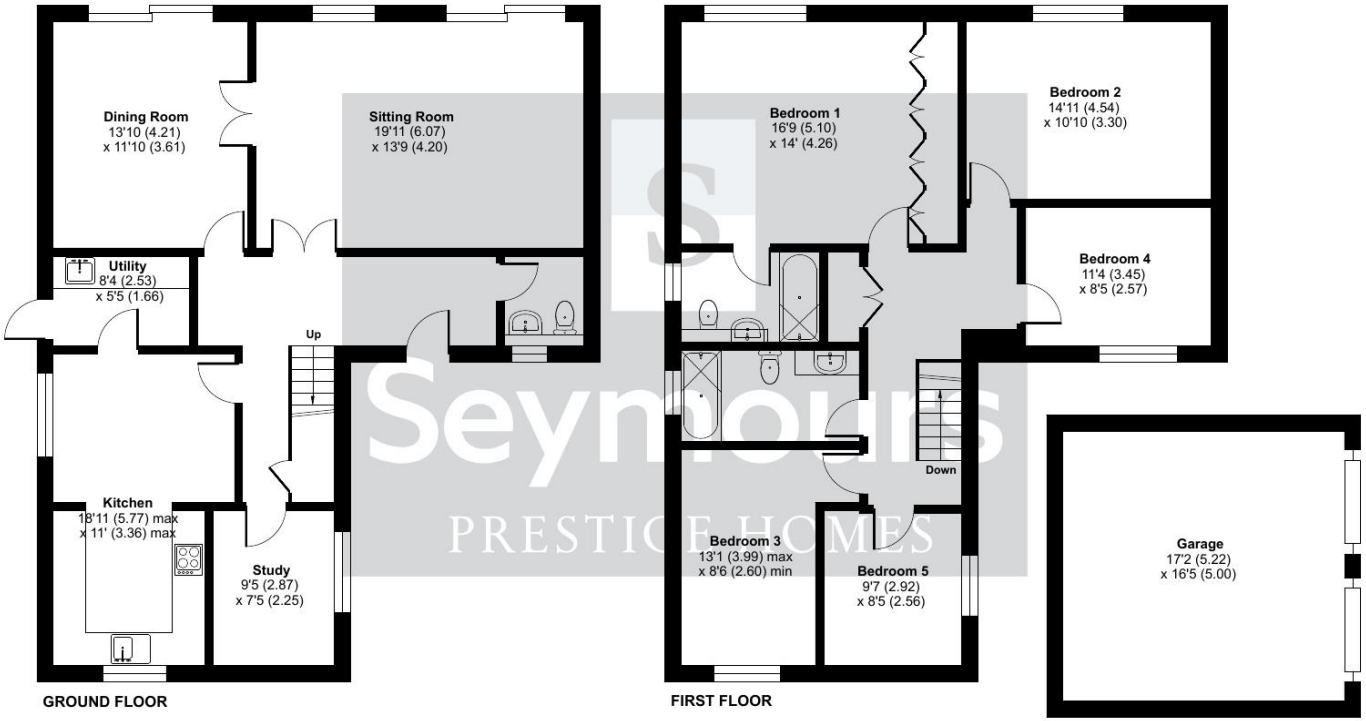


LOCATION

This property is situated in a highly desirable location, just a 10-minute walk from West Byfleet village, offering an excellent range of shopping and leisure facilities. Ideal for both commuters and families, it provides easy access to a variety of amenities, including major chains like Waitrose and Costa Coffee, all within walking distance. The main line railway station is just a short walk away, with trains to London Waterloo taking approximately 30 minutes. The iconic Brooklands motor racing circuit, now home to a museum, aircraft displays, and the Mercedes World Centre, is just a few miles away. For more extensive shopping options, the nearby Brooklands Retail Park features big names such as Marks & Spencer and Tesco. For those who prefer road travel, the A3 and M25 (Junction 10) are only about 3 miles away, offering fast connections to London, the south of England, as well as Heathrow and Gatwick airports. The nearby towns of Weybridge, Walton-on-Thames, and Cobham are all just a short drive away, and larger shopping centres in Guildford, Woking, and Kingston are easily accessible. The area is known for its prestigious golf clubs, including Woking, West Hill, Worplesdon, New Zealand, West Byfleet, and Foxhills. Additionally, the Nuffield Health and Leisure Centre with a pool and West Byfleet Tennis Club are within easy reach. For families, there is a fine selection of both private and state schools in the area for all ages. In close proximity to Wisley Gardens. The picturesque Basingstoke Canal, with its tree-lined path leading to Woking Town Centre, forms the north-west border of the village. The county town of Guildford is about 8 miles south, offering a wide range of shops, cafes, restaurants, a theatre, a cinema complex, the Spectrum leisure centre, and a mainline station.

Squirrel Wood, West Byfleet, KT14

Approximate Area = 1936 sq ft / 179.8 sq m
Garage = 281 sq ft / 26.1 sq m
Total = 2217 sq ft / 205.9 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 2026. Produced for Seymours Estate Agents. REF: 1468478

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