



WOODHAM PARK WAY

WOODHAM • SURREY

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Woodham Park Way, Woodham, Surrey, KT15 3SD

A truly exceptional brand new 4 bedroom detached family home, built to exacting standards and finished to an outstanding level throughout. Occupying an enviable plot that extends to a third of an acre, and found within easy walking distance of West Byfleet village centre and the mainline railway station, this impressive home offers exceptional proportions, meticulous attention to detail and a level of finish rarely seen in a new-build property. From the moment you enter, the quality and individuality of the home are immediately apparent. The spacious entrance hall features a beautiful natural oak herringbone floor with a bespoke built in boot room furniture. There are striking wood panelled walls with contrasting wall colours around the home. The sumptuous sitting room provides a wonderful space in which to relax, centred around a log-burning stove that creates a particularly warm and inviting atmosphere.

However, one of the property's real showstoppers is the extensively fitted kitchen/breakfast room. Beautiful bespoke cabinetry is complemented by integrated appliances, a boiling-water tap and a substantial sociable island. The kitchen flows seamlessly into a generous dining and family area, creating a superb open-plan space designed equally for relaxed family life or entertaining on a larger scale. French doors provide direct access to the rear garden, further enhancing the sense of space and connection with the outside. Upstairs, the impressive proportions continue, with a spacious landing providing access to all four bedrooms, each thoughtfully positioned at each corner of this property. The principal bedroom and additional bedrooms are beautifully appointed, creating a comfortable and private environment for family and guests alike. Outside, the property is approached via an extensive gravel driveway providing parking for numerous vehicles leading to the garage and enclosed by attractive ranch-style fencing. The rear garden has been thoughtfully landscaped and is predominantly laid to lawn, complemented by a substantial paved patio and attractive fencing to all sides — an ideal setting for outdoor dining, entertaining and family enjoyment. A rare opportunity to acquire a substantial, individually designed and beautifully finished family home in a highly sought-after Surrey location.



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ACCOMMODATION & SPECIFICATION

 4  4 EPC rating B  3901 sq ft  West Byfleet 1.6 mile





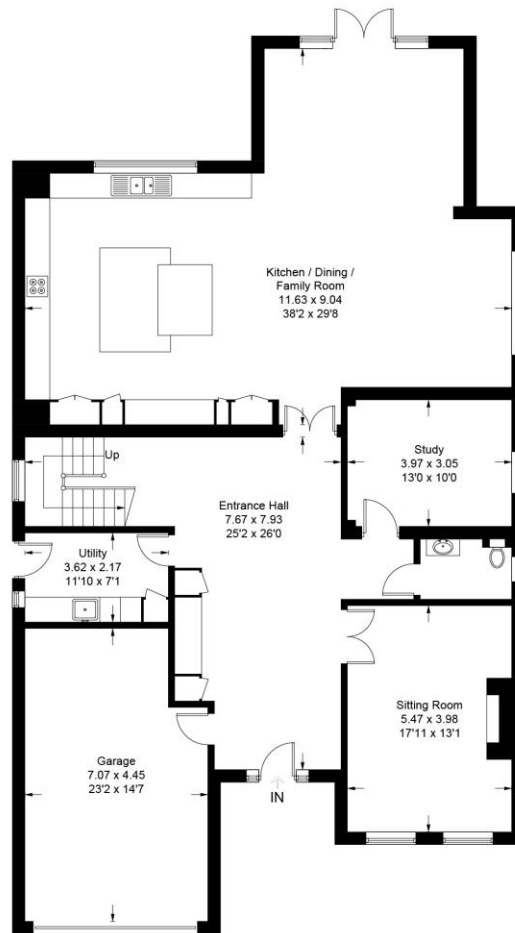


LOCATION

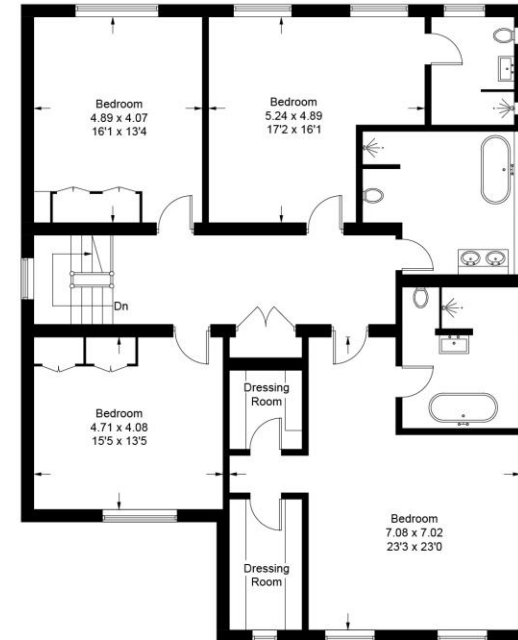
Woodham forms part of Surrey's highly regarded commuter belt, while the immediate surroundings retain a leafy, peaceful character. West Byfleet may officially be a village, but it has the feel and amenities of a vibrant small town, with a good selection of restaurants, cafés and independent local shops. A Waitrose is conveniently located within the village, while Marks & Spencer and Tesco superstores can be found nearby at Brooklands. For commuters, West Byfleet mainline station is within easy walking distance, with regular services to London Waterloo taking approximately 28 minutes. Woking is also readily accessible and offers an excellent theatre, hosting many productions before they transfer to London's West End. For those travelling further afield, Heathrow Airport is approximately 17 miles away and Gatwick Airport around 30 miles. The M25 and M3 are also readily accessible via the A3, approximately 3.5 miles from the property.



Approximate Gross Internal Area = 362.4 sq m / 3901 sq ft
(Including Garage)



Ground Floor



First Floor



Seymours

PRESTIGE HOMES

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