



PENDENNIS CLOSE

WEST BYFLEET • SURREY

PENDENNIS CLOSE, WEST BYFLEET, SURREY, KT14 6RX

Ideally situated in a quiet and convenient cul-de-sac, just a 5-minute walk from West Byfleet village centre and mainline railway station, this beautifully presented property offers spacious and versatile accommodation, perfectly suited to modern family living. The ground floor features a light and airy entrance hall, a generous lounge, separate dining room, study, and a comprehensively fitted modern kitchen/breakfast room with direct access to the garden. A further versatile family room also opens onto the rear garden, creating an ideal layout for both everyday family life and entertaining. Upstairs, there are 4 well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining 3 bedrooms. The outside space is a particular highlight. The property enjoys a wider-than-average frontage, incorporating a front garden and a driveway providing parking for at least 3 cars. Gated side access leads to a charming walled vegetable garden and the beautifully maintained rear garden. Completely secluded, the rear garden offers a wonderful sense of privacy, with a large paved patio, summer house, extensive lawn and mature, neatly maintained hedging, providing an attractive and peaceful setting in which to relax and entertain. A particular feature of the property is the generous garden space extending to both sides, providing further seclusion and separation from neighbouring properties.



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ACCOMMODATION & SPECIFICATION

 4  3  EPC rating D  2273 sq ft  West Byfleet 0.6 mile









LOCATION

Pendennis enjoys an enviable location, combining excellent connectivity with a wonderful sense of privacy and easy access to the surrounding countryside. West Byfleet mainline railway station is approximately 0.7 miles away, offering fast and direct connections into London. The village centre is within walking distance, providing a range of everyday amenities, including Waitrose, Costa Coffee, independent shops and local services. For commuters, the property is ideally placed for access to the A3 and M25 (Junction 10), providing convenient road links to London, Heathrow and Gatwick airports, and the South Coast. The historic town of Guildford, approximately eight miles away, offers an excellent choice of shopping, restaurants, cafés and cultural attractions, including a theatre, cinema complex and the Spectrum leisure centre. The area is particularly well regarded for its excellent selection of schools across both the state and independent sectors. For those who enjoy outdoor pursuits, the surrounding countryside offers wonderful opportunities for walking and riding, while the renowned RHS Garden Wisley is just three miles away. Golf enthusiasts are exceptionally well catered for, with a selection of prestigious clubs nearby, including West Byfleet, Pyrford, Wisley, St George's Hill, Burhill, Wentworth, Sunningdale and The Berkshire. Further sporting attractions include horse racing at Ascot and Sandown Park, together with polo at Guards Polo Club at Smith's Lawn, Windsor and the Royal Berkshire Polo Club. Combining generous family accommodation, a sought-after village setting and outstanding access to transport links, countryside and leisure facilities, Pendennis presents a wonderful opportunity for those seeking an exceptional family home in a highly desirable location.







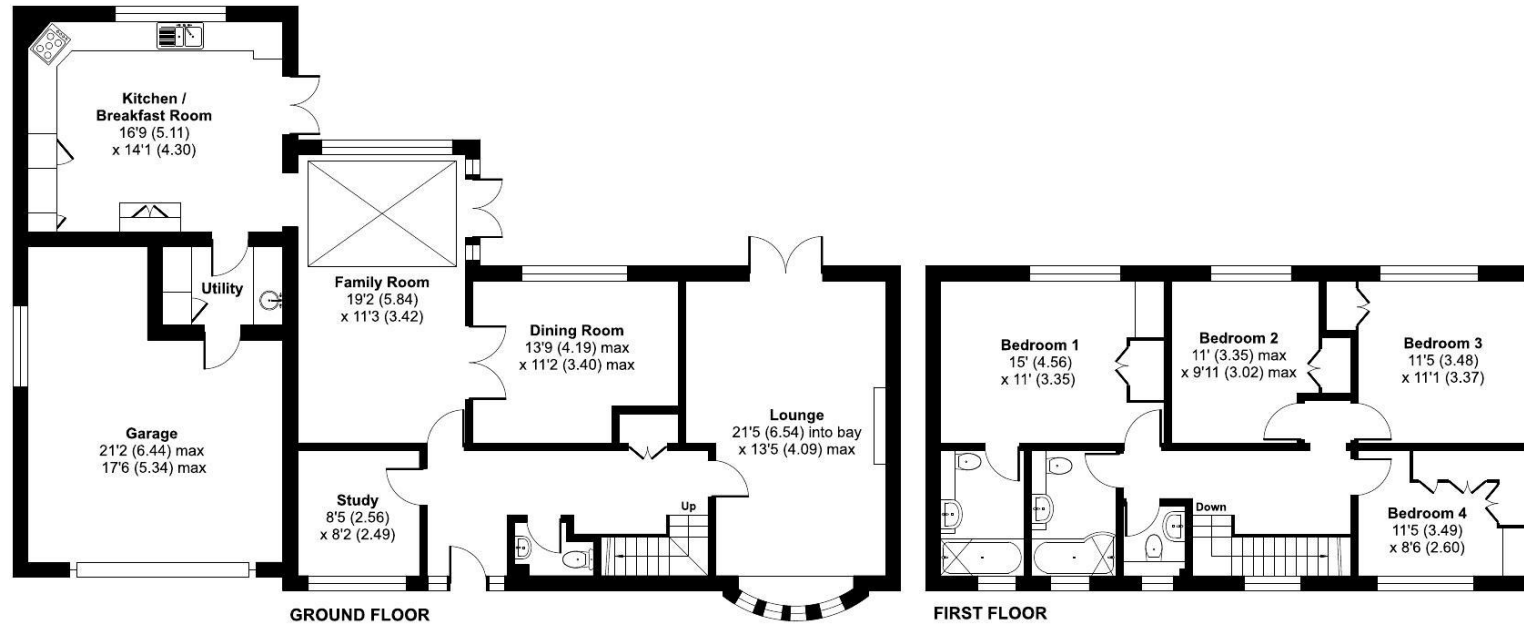
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Approximate Area = 1968 sq ft / 182.8 sq m

Garage = 305 sq ft / 28.3 sq m

Total = 2273 sq ft / 211.1 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: 1529219



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PRESTIGE HOMES





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