



WOODLANDS ROAD

West Byfleet, Surrey, KT14



A DETACHED FAMILY HOME WITHIN A GENEROUS PLOT

Located on the prestigious and tree-lined Woodlands Road in the heart of West Byfleet, Tall Trees is an exceptional four-bedroom detached family home, offering over 3,000 sq ft of beautifully appointed living space.



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EPC

B

Local Authority: Woking Borough Council

Council Tax band: H

Tenure: Freehold



Built by renowned local developers Thirlstone Homes and owned by the current vendors for circa 25 years, this immaculately presented residence combines classic architectural style with contemporary family living.

Set behind a generous frontage and approached via a private driveway, the property immediately impresses with its elegant facade and substantial proportions. Inside, the spacious entrance hall sets the tone for the rest of the home, offering a sense of scale and flow that continues throughout. To the front of the property is a well-proportioned study, perfect for home working, and a formal dining room ideal for hosting guests. The heart of the home lies to the rear, where a stunning open-plan kitchen, breakfast and family room stretches the full width of the property. Bathed in natural light and finished to an excellent standard, this space is perfect for everyday family life and











A separate utility room provides practical support to the kitchen with side access, and an internally accessed double garage with automatic door provides great storage and space for vehicles. The ground floor also features an impressive drawing room with dual-aspect windows and French doors opening onto the garden, creating a light and welcoming reception space perfect for more formal occasions or relaxing evenings.

Upstairs, the galleried landing leads to four generous bedrooms. The principal suite is a standout feature, complete with a stylish en-suite bathroom and a fitted dressing area. The second bedroom also benefits from its own en-suite, while the remaining two bedrooms are served by a spacious family bathroom. All rooms are immaculately maintained and thoughtfully laid out, offering excellent proportions and ample storage.

The property sits on a private and mature plot, offering a peaceful and secluded setting. The rear garden is beautifully maintained, providing a perfect outdoor sanctuary for both children and adults, with space for dining, relaxing, and entertaining throughout the seasons.

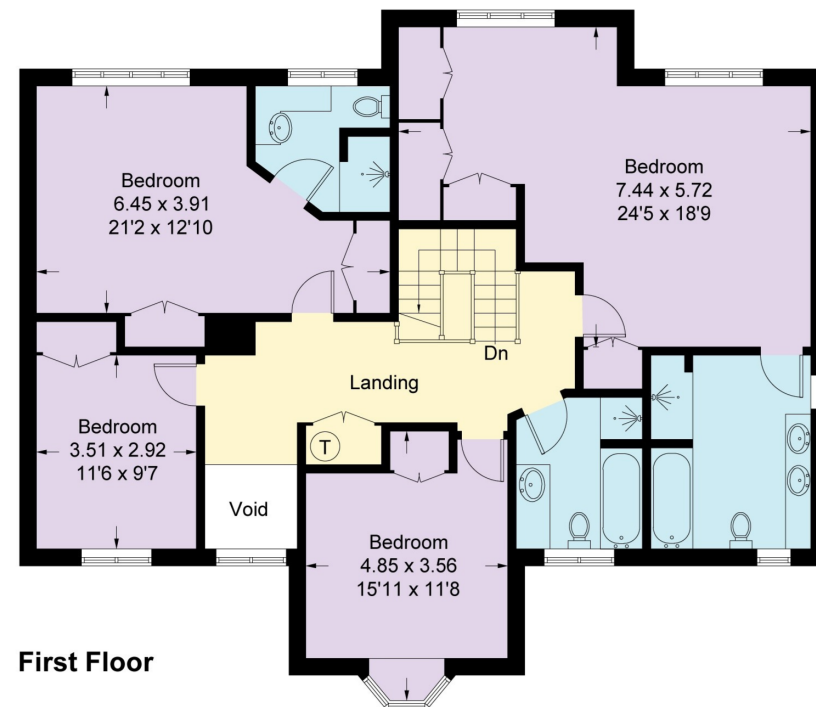
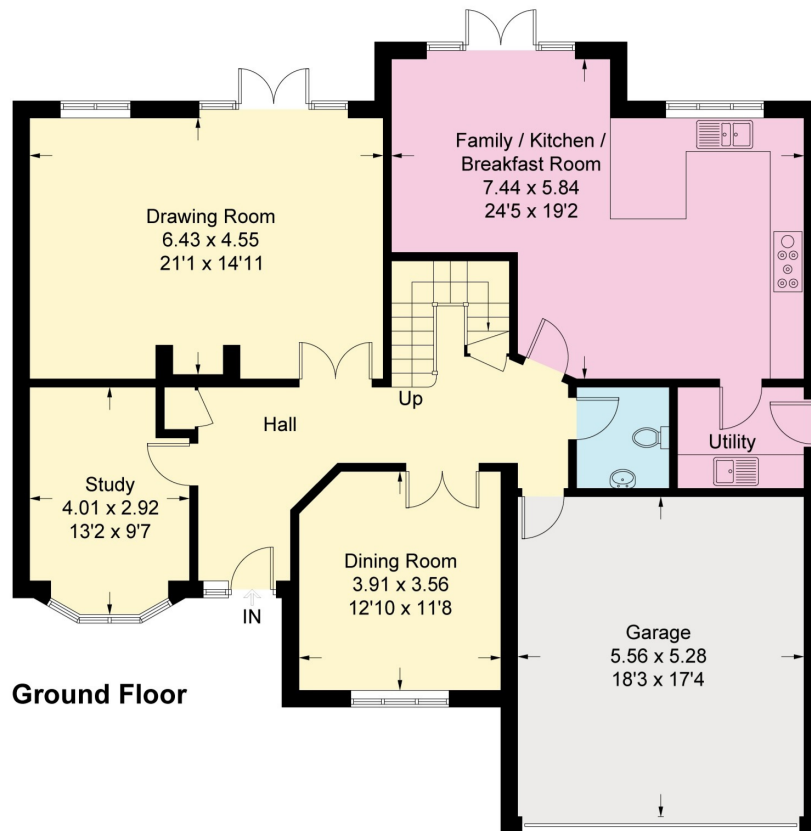
West Byfleet has undergone a large regeneration program, with a plan to redevelop the existing shopping centre and provide new community facilities. Both the Marist school and West Byfleet School are walkable distance from the property. There is a Nuffield Health gym and leisure centre further along Pyrford Road and the River Wey is also located moments from the property, along with Byfleet Rowboat Hire and both Byfleet and Pyrford Cricket Clubs.





Woodlands Road, KT14

Approximate Gross Internal Area = 280.7 sq m / 3022 sq ft
(Including Garage / Excluding Void)



Approximate Gross Internal Area = 280.75 sq m / 3,022 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 any decisions reliant upon them. (ID767266)



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