



Oakfield House

PYRFORD, GU22

yoodle[®]
Success and nothing less



A stunning three double bedroom penthouse in an exclusive gated development located on a premier, tree-lined road in Pyrford. As you enter this magnificent apartment via the large reception hallway, you are immediately struck by the abundance of natural light entering filtering through the fully electric roof lanterns. The entire apartment has been finished to an exceptional standard as the current owners have owned it since new and upgraded the specification significantly at build stage.

The large open plan kitchen is fully equipped, including all white goods and is ideal for hosting as it has a large breakfast bar which was an addition by the current owners and a further clearly defined dining area. These are open plan to the spaciouly proportioned living area which is very flexible in use and has access to a terrace for a morning coffee or alfresco drinks/dining.

All bedrooms are large doubles and have beautiful fitted storage, with the main bedroom having a full dressing room. There are two en suite bathrooms and a main bathroom servicing the third bedrooms as well as a fully fitted separate utility room. In addition to the living accommodation there is secure allocated parking, a garage with electric 'over and up' door and solar panels proving the apartment with ECO friendly power.

Located near the River Wey, Pyrford is three miles east of Woking and less than 10 miles from the historic and vibrant country town of Guildford but also Woking itself, is great for shopping. With the Surrey Hills on the doorstep, there are lots of places to walk, as well as the many miles of towpaths offering views of locks, bridges and colourful canal boats. West Byfleet station is 0.8 miles, approx 15 min walk and both the M25 & A3 are a short drive.



OAKFIELD HOUSE, HOLMES MEAD, PYRFORD, GU22 8DU

OFFERS OVER £1,170,000

Local Authority: Woking

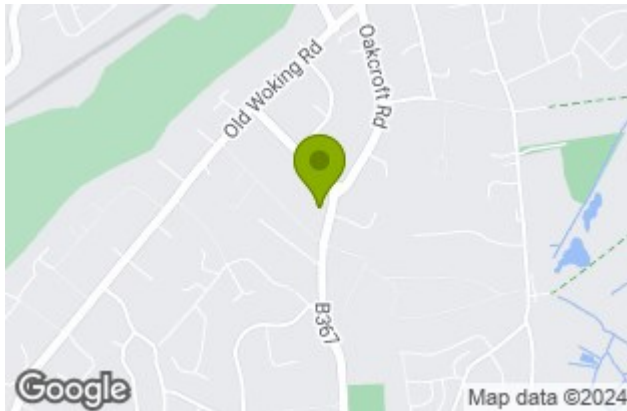
Council Tax Band: F

Parking: Gated allocated & Garage

TOTAL APPROX. FLOOR AREA 2200 sq ft

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 91 |
| (81-91) B | 91 |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |



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Approximate Gross Internal Floor Area = 204 sq m / 2200 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing: Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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