



*Homes of Distinction*



## PYRFORD

Old Woking Road, Pyrford, Woking, Surrey, GU22

*Ultimate indulgence with unrivalled luxury, nestled within grounds of 0.6 of an acre.*

Situated on an expansive 0.6-acre plot, this meticulously crafted Tarrant build residence showcases unparalleled luxury and sophistication. The property, boasting five bedrooms and four bathrooms, has undergone a superb enlargement and remodelling process to deliver an exceptional living experience.

Upon entry, a welcoming reception hall sets a grand tone, featuring a bespoke Warren Hughes staircase that leads to the heart of the home. Here, the open-plan kitchen/dining area steals the spotlight, boasting a bespoke Oak kitchen equipped with top-of-the-line amenities including a Lacanche range cooker, Perrin & Rowe pot filler taps, and integrated Fisher & Paykle and Bosch appliances. Seamlessly integrated into the design is a convenient boot room adding practicality and ensuring seamless organisation and storage solutions. The dining space is enhanced by a Nestor Martin wood burner nestled within a solid marble surround, creating an atmosphere of warmth and elegance.

Additional living spaces include a separate family/games room with bi-folding doors that seamlessly merge indoor and outdoor living. The sitting room exudes charm with its Herringbone Oak wood floor and striking fireplace, offering a cosy retreat for relaxation. The ground floor is complete with a convenient bedroom featuring its own en-suite, adding flexibility to the living arrangement. Moreover, the ground floor boasts the luxury of underfloor heating throughout, providing unparalleled comfort and warmth. Ascending the turning staircase, the first floor reveals a luxurious principal bedroom suite, boasting a vaulted ceiling, Romeo & Juliet balcony, dressing room, and a lavish en-suite bathroom adorned with a William Holland copper bath, fired earth stone tiles, and Catchpole & Rye sanitary ware. Accompanying this suite is a guest bedroom with an en-suite shower room, while bedrooms three and four share access to a stylish Jack & Jill bathroom.

Externally, the property is equally impressive, with a gravel driveway providing ample parking for multiple vehicles. The rear of the residence unfolds to reveal extensive lawned gardens, offering a serene oasis for outdoor leisure and entertaining. A meticulously crafted Indian Sandstone paved terrace completes the outdoor space, providing a perfect setting for al fresco dining and relaxation. With its unparalleled blend of luxury, functionality, and style, this exquisite property offers the ultimate in modern living within a prestigious location. Council Tax Band G – EPC Rating C.



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800

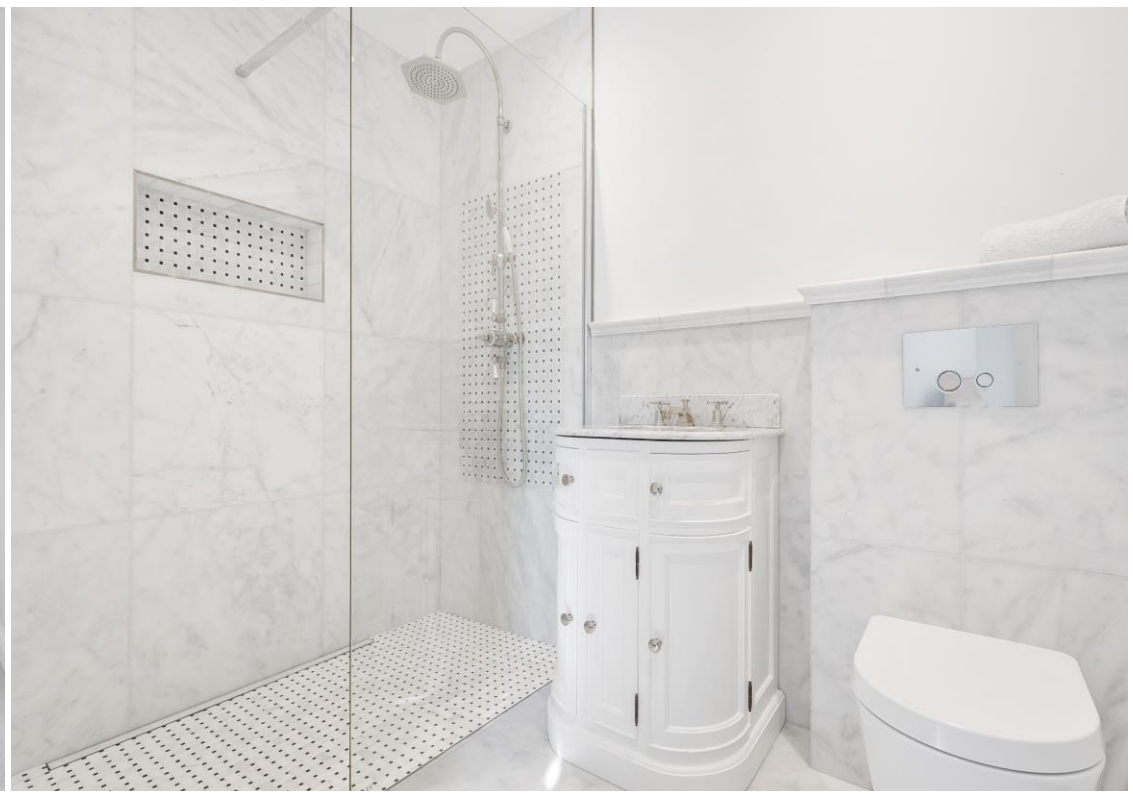




## LOCATION

Ideally located within easy access to both West Byfleet and Woking Town Centre with their respective mainline train stations, making it an ideal choice for commuters. West Byfleet, a charming commuter town, boasts a vibrant town centre with a mix of high street chains, unique boutiques, and a Waitrose supermarket. West Byfleet mainline train station ensures swift and frequent connections to London Waterloo, while Woking, a cosmopolitan town with a rich history, is easily reachable, providing additional commuting options. For extensive amenities and cultural experiences, the historic town of Guildford, approximately 9 miles away, offers a full range of shops, restaurants, and entertainment venues such as G Live, The Electric Theatre, and The Yvonne Arnaud Theatre. The surrounding picturesque countryside offers an idyllic setting for walking, cycling, and horse riding, while an abundance of renowned golf courses including The Wisley, Wentworth, and Queens Wood are just a stone's throw away, with Pyrford, West Byfleet, and New Zealand golf courses also in close proximity. Furthermore, the area provides a wealth of educational opportunities, including a variety of primary and secondary state schools and a wide selection of independent schools, making it an all-encompassing and desirable place to call home.





## ACCOMMODATION & SPECIFICATION

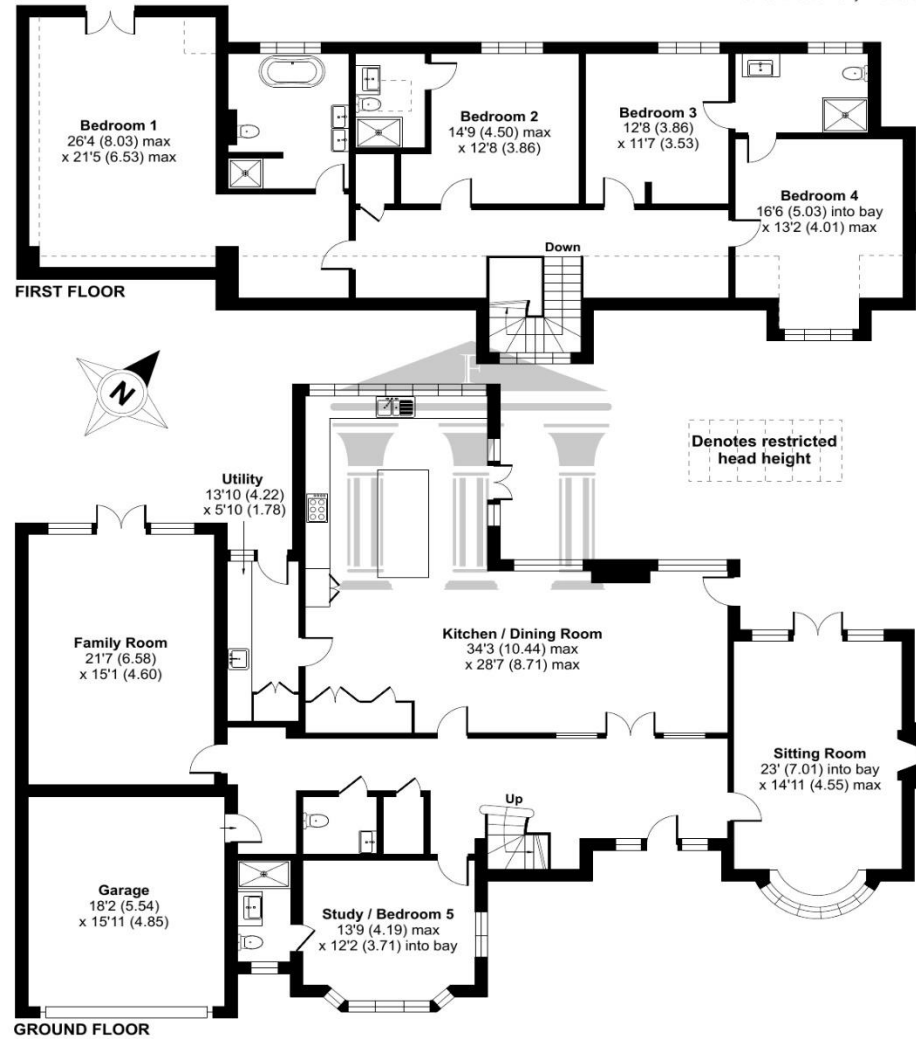
- ❖ Nestled Within Grounds Of 0.6 Of An Acre
- ❖ Boasting Five Generously Proportioned Bedrooms
- ❖ Four Indulgent Bathrooms With Catchpole & Rye Sanitary Ware
- ❖ Bespoke Oak Kitchen Featuring Lacanche Range Cooker, Fisher & Paykle and Bosch Appliances
- ❖ Family/Games Room With Bi-Folding Doors
- ❖ Sitting Room With Herringbone Oak Wood Floor
- ❖ Ground Floor Bedroom With En-Suite
- ❖ Warren Hughes Bespoke Staircase
- ❖ Garage & Gravel Driveway With Ample Parking
- ❖ Extensive Lawned Gardens & A Beautifully Paved Indian Sandstone Terrace



# Old Woking Road, Pyrford, Woking, GU22

Approximate Area = 3456 sq ft / 321 sq m  
 Limited Use Area(s) = 190 sq ft / 17.6 sq m  
 Garage = 291 sq ft / 27 sq m  
 Total = 3937 sq ft / 365.6 sq m

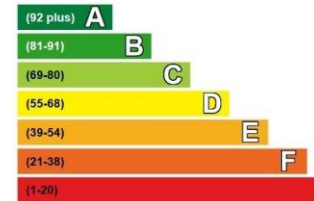
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1092569

## Energy Efficiency Rating

Very energy efficient - lower running costs



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





*Homes of Distinction*

69-71 Commercial Way, Woking, Surrey, GU21 6HN  
01483 770800

[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.