



Homes of Distinction

PYRFORD

Warren Lane, Pyrford, Woking, Surrey, GU22

Distinguished Period Residence Nestled Within 4.5 Acres With Canal Frontage & Mooring.

Set amidst approximately 4.5 acres of serene Surrey countryside, this exquisite period residence offers timeless character and charm, ideal for equestrian enthusiasts and lovers of nature alike. With a rich history dating back to the late 1800s, the property beautifully preserves many of its original features while offering direct access to tranquil canal-side walks. Its unique blend of heritage and functionality presents a rare opportunity to own a home that seamlessly marries the past with the present. Thoughtfully extended and impeccably maintained, the property is tailored for modern-day living while retaining its traditional elegance.

Positioned between the prestigious Wisley Golf Club and Pyrford Lakes Golf Course, this home enjoys an enviable location within walking distance of West Byfleet village and its mainline railway station.

Approaching the home, guests are greeted by an impressive entrance flanked by wrought iron gates, setting the tone for the distinctive character found within. Inside, the house boasts vaulted ceilings, exposed flagstones, and an array of charming fireplaces—including a remarkable inglenook hearth—each adding to its rustic allure. The main residence features a country-style kitchen/breakfast room with vaulted ceiling, a grand drawing room, a spacious dining room with exposed brick walls and vaulted ceiling, and three additional reception areas, offering abundant space for both family life and entertaining.

Accommodation includes five bedrooms, with the principal suite standing out for its Juliet balcony overlooking the manicured grounds, a luxurious en-suite bathroom, and a private living room. In addition to the main house, the estate includes a self-contained one-bedroom annexe, a detached brick-built games room, and a separate gymnasium—ideal for multi-generational living or hosting guests.

Externally, the grounds are equally impressive, offering a complete equestrian setup with stables, a tack room, and independent access to a large paddock. The landscaped gardens include two ornamental ponds, a stream, and rare canal frontage with mooring on the Wey Navigation Canal. Residents benefit from excellent transport links, proximity to top-tier schools, and the rich amenities of both West Byfleet and the vibrant county town of Guildford—just a short drive away—making this a truly exceptional countryside retreat.

Council Tax Band F – EPC Rating C – Road Association Fee £520 PA



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

Nestled in this prime location with convenient access to both West Byfleet and Woking mainline stations, offering direct services to London Waterloo in approximately 30 minutes.

Residents benefit from a wealth of amenities, including Waitrose and a variety of comprehensive shopping facilities. Excellent transport links are available, with the A3 and M25 (Junction 10) located just four miles away, ensuring swift connections to central London, the South, and major airports such as Heathrow and Gatwick. The area is renowned for its outstanding educational institutions in both the private and state sectors, including Ripley Court, St George's Weybridge, The Royal Grammar School, Hoe Bridge, Guildford High School, and the American School in Cobham. Additionally, the vibrant county town of Guildford, approximately 8.6 miles to the south, offers an extensive selection of shops, cafes, restaurants, a theatre, a cinema complex, and the Spectrum Leisure Centre.





ACCOMMODATION & SPECIFICATION

- ❖ Historic Period residence dating back to the late 1800s showcasing original features and period charm
- ❖ Set within expansive grounds of approximately 4.5 acres of beautifully maintained gardens
- ❖ Equestrian facilities, ideal for horse enthusiasts, includes a stable block, tack room, large paddock with independent access, and a sand school
- ❖ Exceptional living space offering generous proportions with a country-style kitchen, grand drawing room, vaulted dining room, and three further reception areas—perfect for family life and entertaining
- ❖ Luxurious principal suite features a private Juliet balcony with sweeping views, a spacious en-suite bathroom, and a personal living room
- ❖ Self-contained one bedroom annexe provides flexible living options
- ❖ Additional outbuildings include a detached brick-built games room and a separate gymnasium
- ❖ Prime location being ideally situated between Wisley Golf Club and Pyrford Lakes, within walking distance of West Byfleet village and its mainline station with direct services to London Waterloo



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Approximate Area = 4197 sq ft / 389.9 sq m (excludes carport / void)

Limited Use Area(s) = 60 sq ft / 5.5 sq m

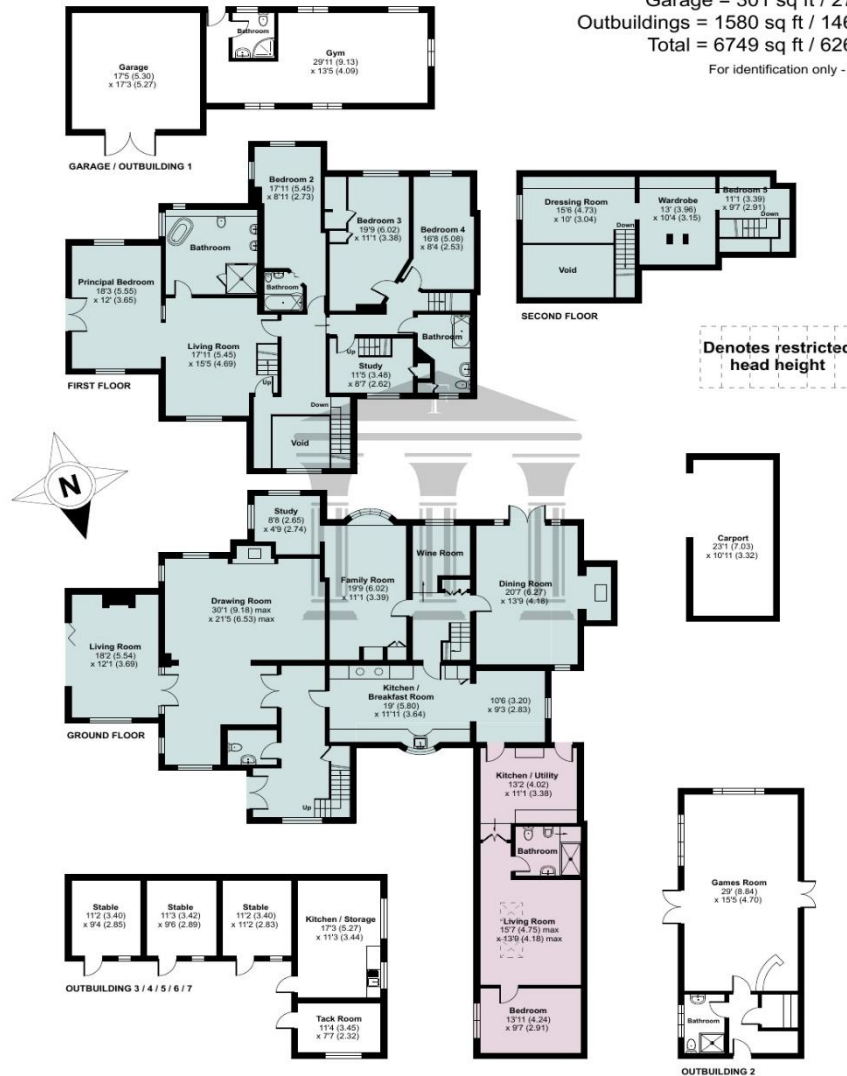
Annexe = 611 sq ft / 56.7 sq m

Garage = 301 sq ft / 27.9 sq m

Outbuildings = 1580 sq ft / 146.7 sq m

Total = 6749 sq ft / 626.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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www.foundationsofwoking.com

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