



Woodlands View, West Hall, Parvis Road, West Byfleet, KT14 6EY
Guide Price £2,250,000 Freehold



A STUNNING AND SPACIOUS FAMILY HOME WITH EQUESTRIAN FACILITIES, SET IN BEAUTIFUL GARDENS AND GROUNDS, WITHIN EASY REACH OF RAIL STATION

**Reception hall - Cloakroom - Cloaks cupboard - Sitting room - Living room - Study - Kitchen/dining room - Walk-in pantry
Media/games room - Shower room - Utility/boot room - Principal bedroom suite - Guest bedroom suite - 2 further bedrooms
Family bathroom - Detached gymnasium - Stable block with 4 stables, tack room & storage barn - Paddocks with post-and-rail fencing
Landscaped gardens with entertaining terrace - Gravel driveway with ample parking space - Council Tax band: G**

We are thrilled to offer for sale this stunning family home set in beautiful gardens and grounds. This immaculately presented property which is flooded by light through picture windows and skylights, provides spacious accommodation with wood floors, a fabulous kitchen/dining room with walk-in pantry, a media/games room and a superb studio with folding doors to the gardens and lovely views over its own grounds. Upstairs are four well-appointed bedrooms, two of which are en suite, and a family bathroom.

Outside is a detached gymnasium that opens out onto a sun-catching deck, ideal for relaxing on a summer's evening. A particular feature of this outstanding home are its equestrian facilities, including an L-shaped block comprising four stables, a tack room and ample storage, with an extensive yard and access to its own paddocks with post-and-rail fencing, extending in all over 4 acres (unmeasured).

West Byfleet

A picturesque village with a range of local shops and amenities.

Woking is just a short distance, providing a wider range of facilities and department stores.

West Byfleet rail station has regular services to London Waterloo (approximately 28 minutes)

Excellent schooling including Danes Hill in Oxshott, Feltonfleet, Notre Dame, Reeds School and the American Community School in Cobham, Greenfields and Hoebridge schools in Woking.

A comprehensive road network provides great access to the A3, the M25 and central London.

Recreational facilities are extensive, including the Basingstoke Canal, Painshill Park and Horsell Common.

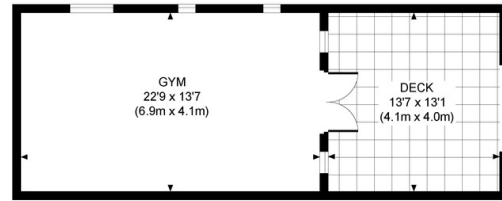
Woking: 4 miles • Cobham: 4.5 miles • Kingston Upon Thames: 10 miles • Central London: 26.5 miles



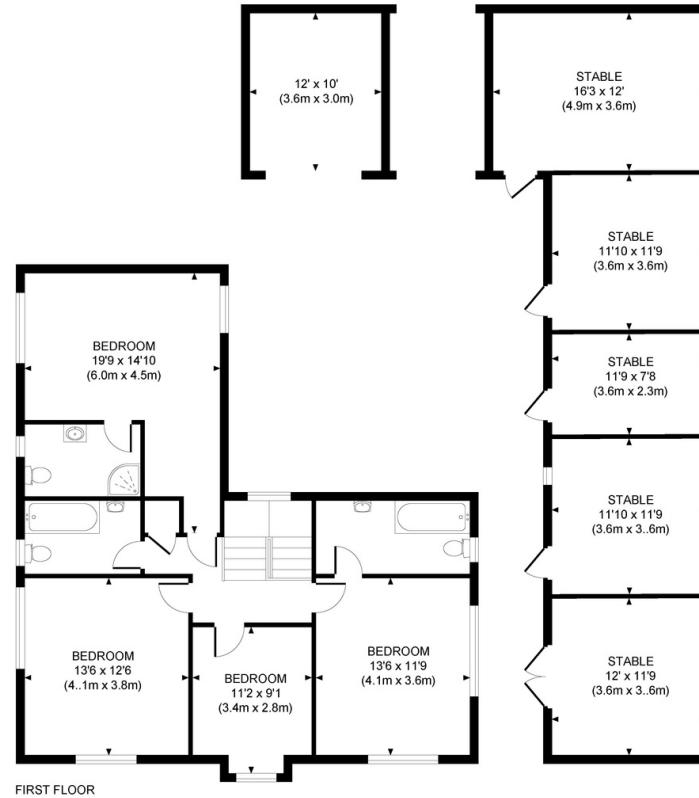
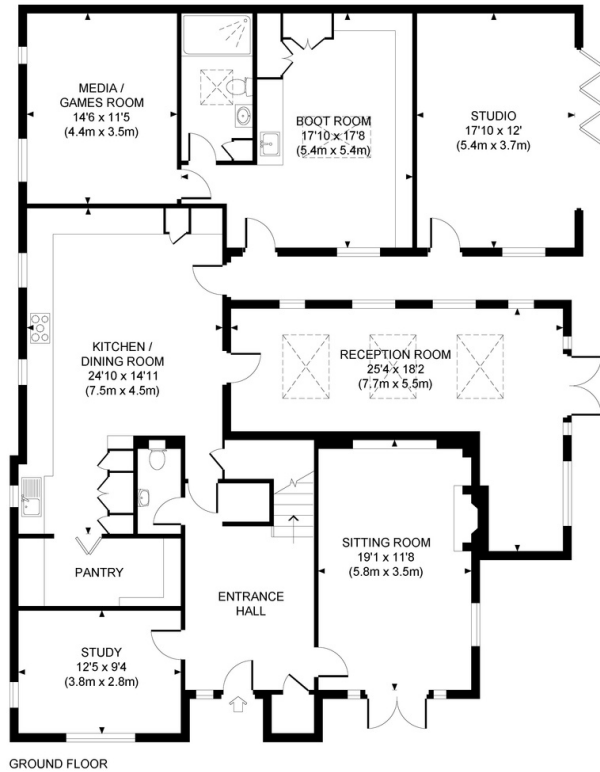








Approximate Gross Internal Area
2887 sq ft / 268.2 sq m
Approximate Gross Internal Area Outbuildings
1138 sq ft / 105.7 sq m
Total Gross Internal Area 4025 sq ft / 373.9 sq m



FIRST FLOOR

GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

1. Particulars. These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Elizabeth Hunt & Associates Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Elizabeth Hunt & Associates Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller ("seller") or lessor ("lessor"). 2. Photos, etc. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximately only. 3. Regulations, etc. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT. The VAT position relating to the property may change without notice. Particulars dated March 2024. Photographs and floorplan dated March 2024. Elizabeth Hunt & Associates is a limited company registered in England with registered number 07434343. Our registered office is Meadows, Calvert Road, Effingham, Surrey, KT24 5SR.



Elizabeth Hunt & Associates Ltd
Meadows, Calvert Road
Effingham, Surrey, KT24 5SR

Please note: whilst every care has been taken in preparing these particulars, details have been supplied by the Vendor/Agent. Elizabeth Hunt & Associates Ltd cannot be held responsible for any misstatement, error or omission.