



11 THE ALDERS  
West Byfleet, KT14 6PB



LUXURY PROPERTY PARTNERS

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# THE ALDERS

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This charming family residence offers spacious and light-filled living throughout. Upon entry, you are greeted by two inviting reception rooms, both providing access to the secluded garden via French doors. Separately, the W.C. is conveniently tucked away from the heart of the home: the kitchen/dining area. Catering to the modern family looking to entertain and spend quality time together, this space has a stylish layout and is situated in an ideal location on the ground floor, providing entry to the extremely functional utility room that includes separate doors to both the front and rear of the property, as well as access to the integrated double-width garage.

Above this is a real standout feature, the studio/annexe, which consists of its own staircase, bathroom, and a Juliette balcony – giving the property a degree of separation. The first floor, which benefits from a separate heating zone to the ground floor, features four double bedrooms, including two en-suites, and one family bathroom – all offering elegant design and practicality.

Situated in the centre of a handsome plot with plenty of privacy, this family home offers off-road parking with an EV charging point at the front, leading to the integrated double garage and side access to the rear. Here, you will find the generous garden with mature shrubs and trees, which further add to the impressive aura of the home. Due to the patio space, there is ample opportunity for a rear extension under permitted development for those looking to further expand this already spacious property.

# INTRODUCTION SUMMARY

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With its commanding presence, this five double-bedroom detached family home in one of West Byfleet's most exclusive locations combines style and practicality. The property boasts just under 3,000 sq ft of versatile space, including a unique studio/annexe with its own staircase and bathroom, a double-width integrated garage, and a secluded garden. This is complemented by a private location that also offers close proximity to some fantastic amenities and transport links.



# GROUND FLOOR

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You are welcomed by a beautiful entrance hallway with tumbled marble flooring, benefitting from underfloor heating. This aesthetic is complemented by bespoke cast iron radiators, which combine functionality and style – a theme that runs throughout the property.





# GROUND FLOOR

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Through a set of contemporary steel sliding doors, the main reception room exudes elegance and spaciousness with its light colour palette, herringbone flooring, and Victorian-style cornicing and skirting boards. Natural light floods in from both the large window and the French doors that lead to the manicured garden.



# GROUND FLOOR

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Next to this is the second reception room, which offers great versatility and could be set up as a snug, a TV room, or as it's currently being used: a children's playroom. Conveniently, there is another set of French doors leading to the garden.

A cosy W.C. is neatly tucked away from the main rooms.



# GROUND FLOOR

Across the hall, you enter the heart of the home: the sleek kitchen/dining area. The overall style here combines traditional elements with modern touches for a balanced, timeless design. The light creamy cabinetry pairs perfectly with the dark granite countertops – continuing the light and dark theme introduced by the entrance hall. The kitchen opens into the dining area, making it ideal for entertaining family and friends.

Through a separate door in the kitchen, we transition into the functional utility room that includes separate access to both the front and rear of the property. There is also a door leading to the double-width integrated garage, making this utility area one of the most practical rooms in the house.





# FIRST FLOOR

It is here that you will find the isolated staircase leading up to the studio/annexe, which sits above the garage and offers plenty of versatility due to its separation from the main house. It also has a dedicated bathroom and Juliette balcony overlooking the picturesque garden. This room could easily be utilised as an office, gym, cinema room, or even as a separate one-bedroom living accommodation.









# FIRST FLOOR

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The beautiful half-turn staircase leads to an attractive galleried landing, which provides entry to four double bedrooms (with the fifth being the studio/annexe), including two en-suites and one family bathroom.

The principal suite showcases plenty of built-in storage and space, which is filled with natural light pouring in from the windows, each framed with sleek white shutters. These windows offer lovely views of the greenery outside while ensuring privacy.



# FIRST FLOOR

The second en-suite bedroom also boasts plenty of space, storage, and uninterrupted views of the rear garden.





## FIRST FLOOR

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Bedrooms 3 and 4 continue the theme of style and comfort and share the family bathroom, concluding the rooms on this floor.



# OUTSIDE

The face of this home is extremely aesthetic, pairing a classic brick exterior with white details that enhance its kerb appeal.





# OUTSIDE

It is neatly framed by a welcoming lawn and a double garage, in front of which is the option for off-road parking.



# OUTSIDE

No expense has been spared when crafting and maintaining this beautiful south-facing garden. It is bordered by mature shrubs and trees, and the L-shaped layout allows it to be sectioned off – perfect for families with children or pets.





# OUTSIDE

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The patio area is ideal for al fresco dining and provides plenty of space for outdoor furniture.



# LOCATION

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The Alders offers the lucky new homeowners the ability to enjoy fantastic amenities and transport links without compromising on space or privacy. West Byfleet station is only 1 mile away and connects you to Waterloo in under half an hour.

This family-friendly location is also in very good proximity to the M25 and A3. The community benefits from excellent healthcare services, both NHS and private, including West Byfleet Health Centre and York House Dental Practice – both just 5 minutes away.

Within close proximity to the supermarkets, such as Waitrose and with a choice of lovely cafes and delis nearby, you are spoilt for choice.

There are also plenty of options for health clubs and sporting facilities, the most notable being the famous St George's Hill Golf Club, under 10 minutes away.

Overall, this home boasts all the perks of urban convenience while being nestled in an exclusive and highly sought-after location.

## LOCAL SCHOOLS:

- Byfleet Primary School - 0.9 Miles
- West Byfleet Infant School - 1.2 Miles
- West Byfleet Junior School - 1.2 Miles
- Fullbrook Secondary School - 1.7 Miles
- Bishop David Brown School - 2.2 Miles
- St George's Weybridge - 5 Miles

## TRANSPORT -

- Byfleet & New Haw Railway Station - 1.4 Miles
- West Byfleet Station - 1.5 Miles
- A3 - 3 Miles
- M25 (J10) - 4 Miles



Photos by Charles Postiaux and Cristina Anne Costello

# GENERAL INFORMATION

## SERVICES:

Mains Water, Gas and Electric

## TENURE:

Freehold

## LOCAL AUTHORITY & TAX BAND:

Woking Borough Council and Council Tax Band: G

## VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners Hamza Khan, 07932 475 047, hamzakhan@luxurypropertypartners.co.uk

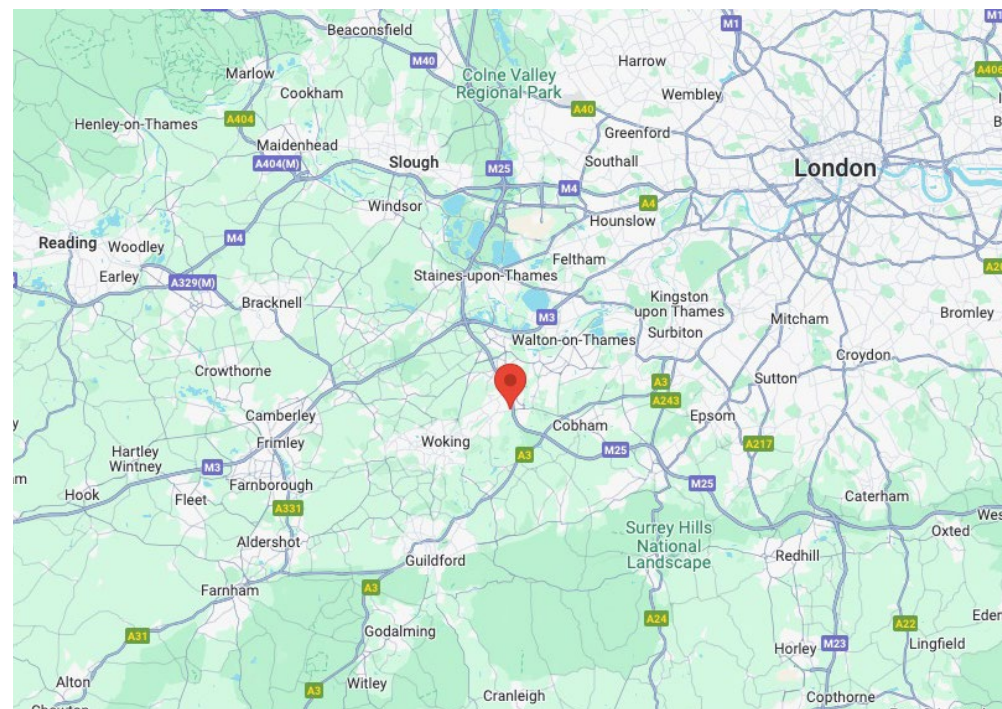
## AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

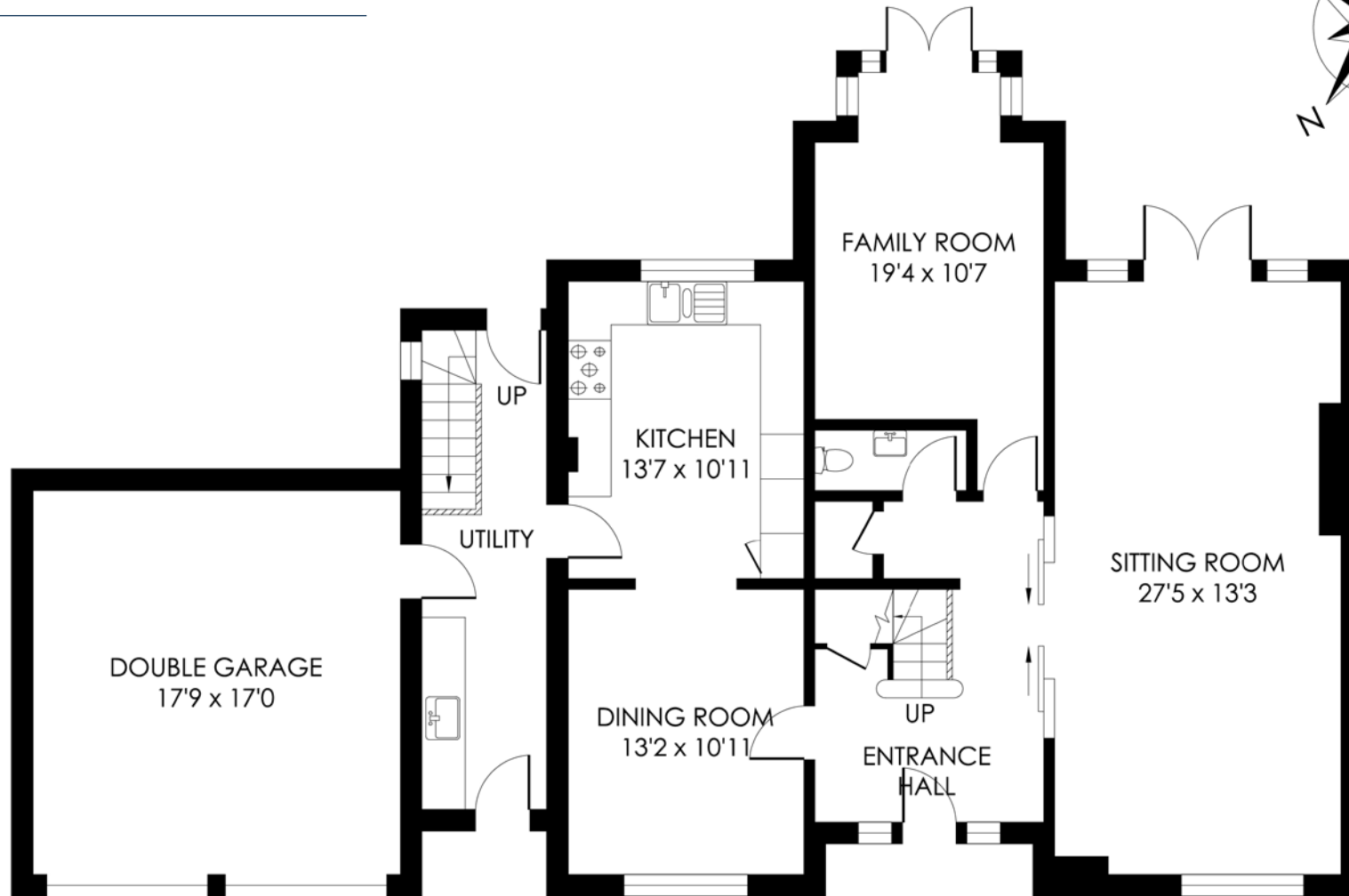
## BULLET POINTS:

- Five Double Bedrooms
- Integrated Double Width Garage
- Studio/Annexe with Dedicated Staircase and Bathroom
- Secluded South Facing Garden
- Utility Room with Access to Both Front and Rear
- Private Residential Street
- Close Proximity to M25 and A3
- Local Station Connects to Waterloo in under 30 mins
- No Onward Chain
- Freehold | Council Tax Band: G | EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# GROUND FLOOR

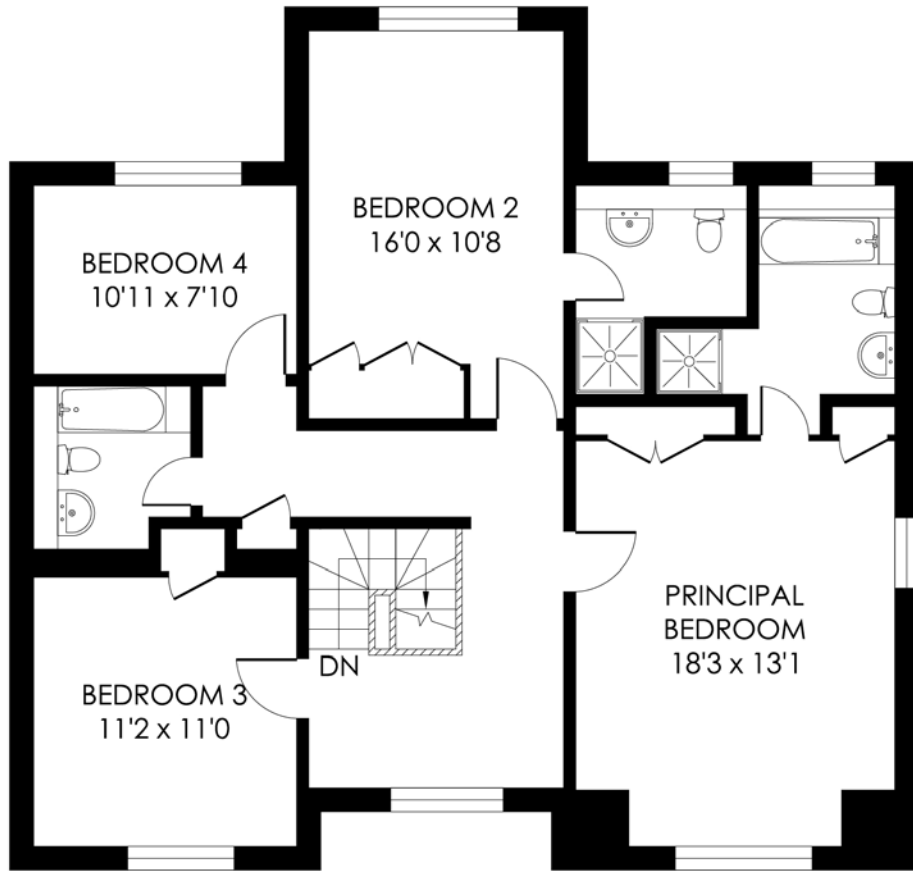


**GARAGE  
GROUND FLOOR**

**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL FLOOR AREA  
MAIN HOUSE : 1191 SQ FT  
GARAGE : 303 SQ FT  
TOTAL AREA : 1494 SQ FT

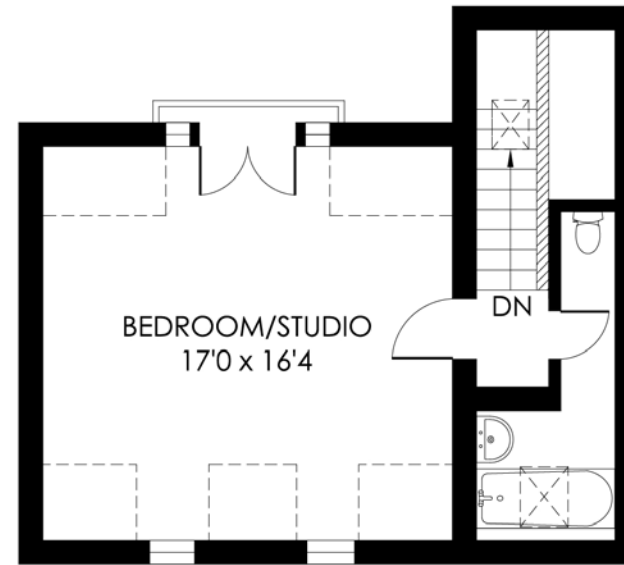
# FIRST FLOOR



**FIRST FLOOR**



DENOTES RESTRICTED  
HEAD HEIGHT



**GARAGE  
FIRST FLOOR**

APPROXIMATE GROSS INTERNAL FLOOR AREA  
MAIN HOUSE : 1460 SQ FT  
TOTAL AREA : 1460 SQ FT



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