



BROADOAKS PARK ROAD

West Byfleet, Surrey, KT14



A MODERN FAMILY HOME

Set within the exclusivity of a private gated development, this exceptional home in the prestigious Broadoaks Park offers nearly 4,000 sq. ft of refined contemporary living arranged over three beautifully designed floors.



6



5



3

EPC

B

Local Authority: Woking Borough Council

Council Tax band: G

Tenure: Freehold

Service charge: Circa £1,000 per annum



FINISHED TO A HIGH SPECIFICATION THROUGHOUT

- Private gated development
- 3,893 sq ft
- Open-plan Miele kitchen
- Full underfloor heating across all floors
- EV charger
- Within walking distance to West Byfleet Town Centre and Station
- South-facing garden











LOCATED IN A DESIRABLE PRIVATE DEVELOPMENT

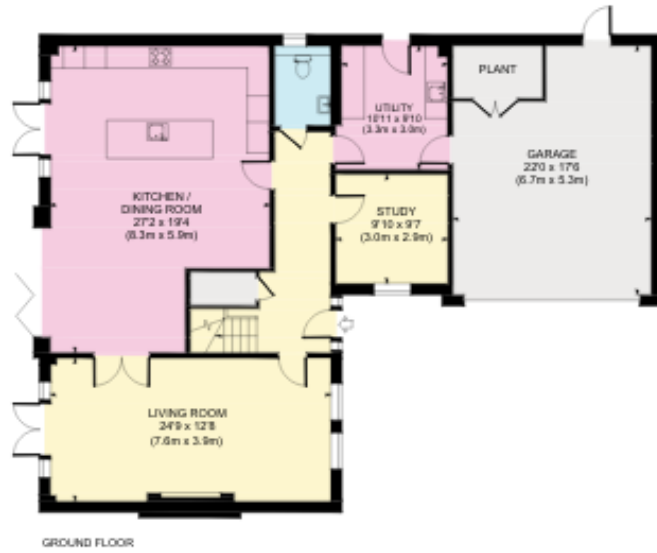
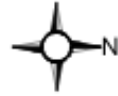
Broadoaks Park is an exclusive 25-acre private development created by the renowned Octagon Developments, offering a peaceful and secure setting surrounded by beautifully landscaped grounds. Its gated environment provides a sense of privacy while maintaining a strong community feel.

The property is ideally positioned within walking distance of West Byfleet town centre, which is currently benefiting from a significant regeneration programme. This includes plans to redevelop the shopping centre and enhance local amenities, bringing new energy and convenience to the area.



Families are well served by excellent local schooling, with The Marist School and West Byfleet School both close by. The River Wey is moments away, offering picturesque walks and outdoor leisure opportunities, making the location perfect for those seeking both accessibility and natural surroundings.





Approximate Gross Internal Area = 361.67 sq m / 3,893 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)

Tom Barham

+44 193 254 8019

thomas.barham@knightfrank.com

Knight Frank Weybridge

20 High St, Weybridge KT13 8AB



knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2026. Photographs and videos dated January 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

