



Belvedere  
25 Blackwood Close | West Byfleet | KT14 6PP

FINE & COUNTRY



# Seller Insight

“In the heart of Dartnell Park, Belvedere sits in one of its quietest corners, offering a wonderful balance of space, privacy, and connection. The owners were drawn to its peaceful setting, large garden, and easy walk to West Byfleet station. “It’s the quietest point in the area,” they share. “We wanted a big garden, and this one was perfect.”

Inside, the house has an easy, welcoming feel. The open-plan layout connects the kitchen, dining, and living spaces, yet still allows everyone to enjoy their own corners. “It’s open enough to feel together, but everyone can still do their own thing,” they say. The living room feels especially cosy in winter, with the tree twinkling through the bifold doors and the wood burner warming the study.

Upstairs, five bedrooms and a smart family bathroom make daily life run smoothly, while the 300-square-foot garden cabin has become one of the best additions. Used as a gym and home office, it’s cool in summer and warm in winter, and would also make a brilliant space for older teenagers.

The garden is a true highlight. The terrace and outdoor kitchen are perfect for entertaining, while the lawn and “wild area” beyond feel like a private park. “It’s lovely to work under the trees,” they say. “The whole garden reminds us of RHS Wisley.”

Belvedere is part of a friendly, neighbourly community where people look out for each other but respect privacy. It’s also conveniently placed for schools, shops, and commuter routes, with the A3, M25, and main line to Waterloo all close by.

“Enjoy the garden, it’s our little oasis,” the owners say. “And make the most of the peace and the view from the principal bedroom. It’s such a calm place to live.”

Belvedere is a home that perfectly captures the spirit of Dartnell Park living: peaceful, family-focused, and beautifully connected.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# Step inside

## Belvedere

Set on a peaceful, family-friendly street near West Byfleet's amenities and transport links, Belvedere is a beautifully balanced five-bedroom detached home offering versatile living and superb entertaining spaces. The landscaped garden is divided into distinct zones, including an outdoor kitchen and dining terrace, wellness area with gym cabin, and dual spa zone - perfect for family life and entertainment. The property benefits from no onward chain.

### Property Description

A wonderfully proportioned five-bedroom house located in a tranquil, family friendly street, yet very close to transport and the amenities of West Byfleet.

At the front of Belvedere, a generous driveway provides ample off-road parking for several cars, complemented by a decorative lawn and a side gate leading to an outdoor storage area.

Stepping into the spacious entrance hall, a reception room with a wood-burning stove lies to the right, currently used as a home office. To the left, there is a cloakroom and an additional reception room, ideal as a playroom. A further door opens into the impressive open-plan kitchen, dining, and sitting area - a wonderfully bright and airy space with bi-fold doors spanning the full width of the room, seamlessly blending indoor and outdoor living.

The kitchen features sleek, modern cabinetry and abundant work surfaces to delight the enthusiastic cook. Adjoining the kitchen is a pantry and utility area, with a further door leading into the converted garage, offering excellent storage and housing an infrared sauna. The vaulted dining area easily accommodates a large family, while the adjoining sitting area provides a comfortable, relaxing space. A recessed nook within the sitting room currently serves as a cosy music room and library.

Upstairs, there are five well-proportioned bedrooms and two bathrooms. The principal suite impresses with its vaulted ceilings, dressing area, Juliet balcony and ensuite shower room. The remaining four double bedrooms are all generously sized and share a family bathroom featuring both a bath and a separate shower.



















# Step outside

## Belvedere

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Outside, the garden has been thoughtfully designed and divided into distinct zones. There are dedicated entertaining spaces complete with an outdoor kitchen, a well-being area with a large cabin currently used as a gym, and a dual spa zone. Several tucked-away corners provide perfect spots for children to play and explore.

### Location

Blackwood Road is one of the most desirable locations in West Byfleet. It is only 5 minutes from the town centre, the train station and Waitrose and yet it is tucked away on this quiet family friendly street.

West Byfleet, itself, is considered one of the most desirable places to live in England thanks to its perfect balance of suburban tranquillity, excellent connectivity, and strong community spirit. Nestled in the heart of Surrey, it offers families the ideal blend of village charm and modern convenience, with highly regarded schools, leafy residential streets, and easy access to green open spaces.

The town's railway station provides fast, direct links to London Waterloo, making it a haven for commuters seeking a calmer lifestyle without sacrificing city access. West Byfleet also boasts a thriving local centre with independent shops, cafés, and essential amenities, all within walking distance. Combined with its low crime rates, welcoming community, and proximity to larger hubs like Woking and Guildford, West Byfleet offers an exceptional quality of life that continues to attract families, professionals, and retirees alike.

### Services, Utilities and Property Information

Tenure – Freehold.

Council Tax Band – H.

Local Authority – Woking.

EPC – Rating C.

Property Construction - Standard (brick and tile).

Electricity Supply – Mains.

Water Supply – Mains.

Drainage and Sewerage – Mains.

Heating – Gas.

Broadband – FTTP ultrafast full fibre broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Single garage and driveway parking for 3 vehicles.

Additional Information – TPO on property. Annual resident's association contribution in the region of approximately £150.









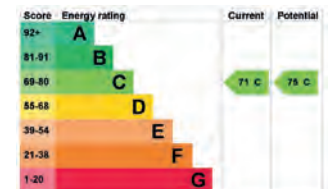




Approximate Floor Area = 260.4 sq m / 2803 sq ft  
 Summer House = 28.7 sq m / 309 sq ft (Excluding Sheds)  
 Total = 289.1 sq m / 3112 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99906



Agents notes: All measurements are approximate 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 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information; buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. F&C Stratford-Upon-Avon. Trading As: Fine & Country Guildford, Woking and Cranleigh. Registered in England and Wales. Company No: 08775854. Registered Office Address: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. copyright © 2025 Fine & Country Ltd. Printed 20.11.2025





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