



FAIRFIELD HOUSE

Woodlands Road, West Byfleet, Surrey, KT14



A STYLISH MODERN HOME

Finished to a high specification throughout and located on a popular residential road ideally situated for Pyrford and West Byfleet villages.



Local Authority: Woking Borough Council

Council Tax band: H

Tenure: Freehold



KEY FEATURES

- * Electric gated entrance
- * Kitchen by Martin Moore
- * Miele appliances
- * Underfloor heating throughout
- * Hansgrohe fittings to bathrooms
- * Porter Stratford vanity units to principal ensuite
- * Cat 6 data cabling
- * Full fibre broadband to the premises (FTTP 1.6 Gb)
- * Lutron lighting control
- * 8 solar panels (13.5 kwh battery)
- * EV charging point
- * Planning permission for detached garage









LOCATION

West Byfleet village offers a variety of shops including Waitrose, Costa Coffee, a selection of restaurants and independent shops and coffee houses.

The larger town of Woking is close by providing a wide selection of high street names and stores, restaurants and bars, The Victoria Shopping Centre and the renowned New Victoria Theatre. Brooklands is also nearby, featuring a Tesco Extra and a large Marks & Spencer Foodhall and clothing store, providing excellent convenience for everyday shopping. Weybridge and Guildford are a short distance further, with its wide range of boutique shops and restaurants.

Schooling in the area is superb with a excellent choice of state schools including West Byfleet Infant School, West Byfleet Junior School, The Marist Catholic Primary School, Pyrford Primary School or independent schools including Greenfield Independent School, St George's Junior School, St George's College, Ripley Court School, Notre Dame School, Feltonfleet School and ACS Cobham International School.







The immediate area offers an excellent choice of outdoor recreation, heritage attractions and leisure facilities. The area is enriched by the Wey Navigation, a historic waterside route perfect for scenic walks and connecting through Pyrford and the river paths alongside Pyrford Common, providing wooded paths and access to wider countryside walking routes.

Just minutes away, RHS Garden Wisley stands as one of the UK's most celebrated horticultural attractions and for motorsport and engineering enthusiasts, Mercedes-Benz World and the Brooklands Museum home of British motorsport and aviation history.

There are two local health and fitness facilities at Nuffield Health and David Lloyd, along with access to the prestigious Foxhills Golf & Country Club, known for its championship courses and spa.







The village is also surrounded by excellent golf courses such as West Byfleet Golf Club, Pyford Lakes as well exclusive clubs such as New Zealand Golf Club, Woking Golf Club, Wisley, St George's Hill and Wentworth.

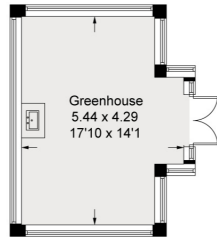
The M25 & A3 are easily accessible, as is West Byfleet and Woking train stations both offer a fast and frequent service into Waterloo (approximately 30 & 25 mins for the fastest services).



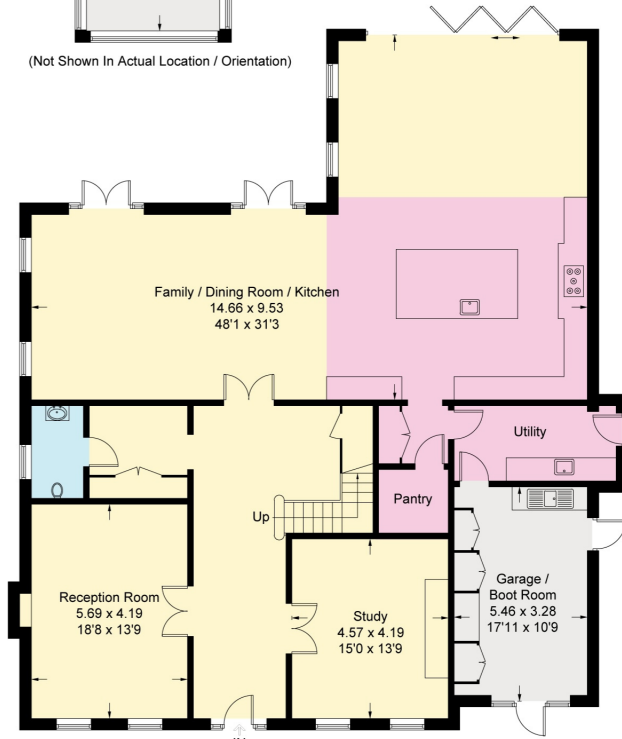


Woodlands Road, KT14

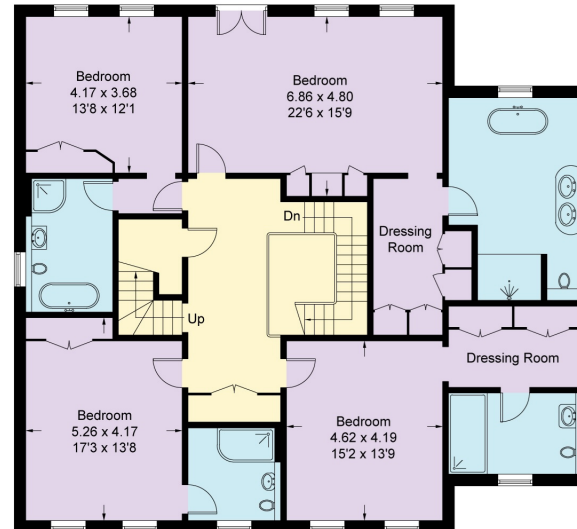
Approximate Gross Internal Area = 498 sq m / 5360 sq ft
 Greenhouse = 21.2 sq m / 228 sq ft
 Total = 519.2 sq m / 5588 sq ft



(Not Shown In Actual Location / Orientation)

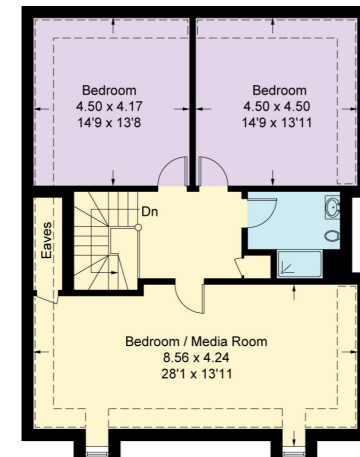


Ground Floor



First Floor

= Reduced Headroom



Second Floor

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)



Adam Burlison

+44 1372239984

adam.burlison@knightfrank.com

Knight Frank Esher

47 High St, Esher KT10 9RL

[knightfrank.co.uk](https://www.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 April 2026. Photographs and videos dated April 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.

