



ALEXANDER RUMSEY
REAL ESTATE

Blackdown Close, Pyrford, GU22

Offers Over £700,000

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Perfectly suited to families or multigenerational households, this charming home offers both flexibility and comfort in one of Pyrford's most desirable settings. With a self-contained annexe, spacious garden, and the added benefit of no onward chain, it's ideal for those seeking tranquillity without compromising on convenience—early viewing is highly recommended.

This lovely home is full of natural light and provides an inviting balance of traditional warmth and contemporary living. The open-plan kitchen, dining, and living area is the heart of the house, designed to suit modern lifestyles with its generous proportions, clean finishes, and well-thought-out layout. The kitchen is both practical and stylish, offering plenty of storage, modern integrated appliances, and direct access to the garden, making it ideal for family meals or entertaining guests. The adjoining living area is open and welcoming, perfect for relaxing together or enjoying quiet evenings. A second reception room provides further flexibility—ideal as a snug, playroom, or formal sitting room.

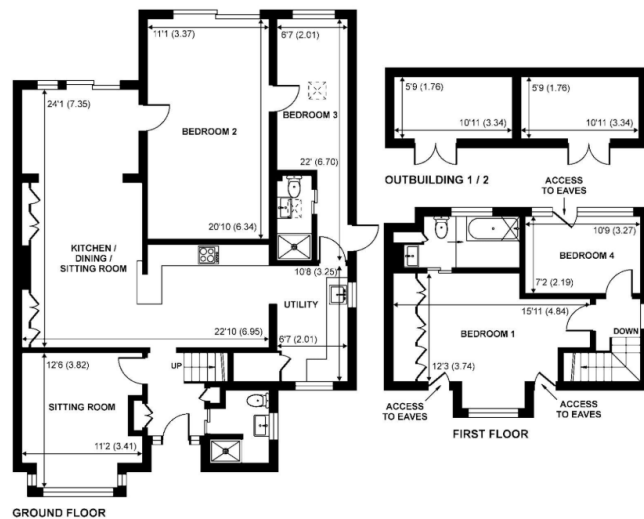
Upstairs, the main bedrooms are light-filled and neatly finished, offering peaceful spaces to unwind. The principal bedroom benefits from garden views, and the remaining rooms offer versatility for family needs or home office space. The bathrooms are modern and well-maintained, offering clean lines and neutral tones.

The self-contained annexe, with its own private entrance, adds genuine appeal for families needing separate living for older relatives, grown-up children, or even as a rental opportunity. It's fully independent with its own facilities, creating a rare and valuable addition. Outside, the large garden provides ample space for children to play, gardening, or simply enjoying the peaceful setting. Mature planting and lawned areas create a sense of privacy, and there's room to personalise the space further. Off-street parking is available at the front of the home, and an outbuilding to the rear adds useful storage or potential for a home office or creative studio.

Located in Pyrford Village, the home benefits from a friendly, community feel while being just a short distance from Woking and West Byfleet. Families will appreciate the close proximity to well-regarded local schools, including Pyrford Church of England Primary



Approximate Area = 1482 sq ft / 137.7 sq m
 Outbuilding = 126 sq ft / 11.7 sq m
 Total = 1608 sq ft / 149.4 sq m
 For identification only - Not to scale



- No Onward Chain
- Sought-After Location
- Three Modern Bathrooms
- Private Rear Garden With Outbuilding & Power
- Immaculate Condition
- Self-Contained Annexe
- Four Double Bedrooms
- Spacious Open Plan Kitchen / Lounge / Diner
- Driveway For Multiple Cars
- Must-See Property!

