



*Homes of Distinction*



## WEST BYFLEET

Oakcroft Road, West Byfleet, Surrey, KT14 6JH

*A substantial six bedroom family residence set within impressive gated grounds.*

An outstanding six bedroom, six bathroom bespoke detached family residence set on impressive grounds in the highly sought after village of West Byfleet within walking distance of the mainline station. Approached via a horse shoe driveway, set well back from the road, 'Westlands' offers fabulous family living across three floors within a private and secluded plot. Upon entering the property, a grand entrance hall with a stunning imperial Oak staircase leading to a galleried landing sets the tone.

The hub of this fine home is very much the open plan kitchen/family/breakfast room, a vast space with views over the garden and a great space for modern day living and entertaining. A triple aspect drawing room with central fireplace, fully fitted study, large separate dining room, bespoke orangery and a utility room conclude the ground floor.

On the first floor, an impressive galleried landing, five en-suite double bedrooms including the principal suite with study/dressing room. The top floor offers a magnitude of purposes from games room to an au-pair facility with its own shower room.

Internal viewings are highly recommended to fully appreciate the quality of this fine home.



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





## LOCATION

West Byfleet is a charming commuter town with a centre which offers a range of both high street chains and individual boutiques, including Waitrose supermarket. Ideally situated within easy access to West Byfleet mainline train station offering fast and frequent trains to London Waterloo. The vibrant cosmopolitan town of Woking with its wealth of history is approximately 3 miles away providing a further option for those commuting to London. For more extensive facilities, the historic town of Guildford is about 9 miles distant and provides a full range of shops, restaurants and recreational facilities including G Live, The Electric Theatre and The Yvonne Arnaud Theatre. The surrounding picturesque countryside is ideal for walking, cycling and riding. A plethora of famous golf courses are all within close proximity including The Wisley, Wentworth and Queens Wood, with Pyrford, West Byfleet and New Zealand golf courses just a few minutes away. West Byfleet has no shortage of educational establishments, with plenty of primary and secondary state schools nearby, as well as a wide selection of independent schools.





## ACCOMMODATION & SPECIFICATION

- ❖ 6 Bedrooms
- ❖ 4 Separate Reception Rooms
- ❖ Secluded & Secure Grounds
- ❖ 6 Bathrooms
- ❖ Impressive Open Plan Living
- ❖ Automated Gates
- ❖ Imperial Oak Staircase
- ❖ Sole Agents
- ❖ Walking Distance Of Mainline Station



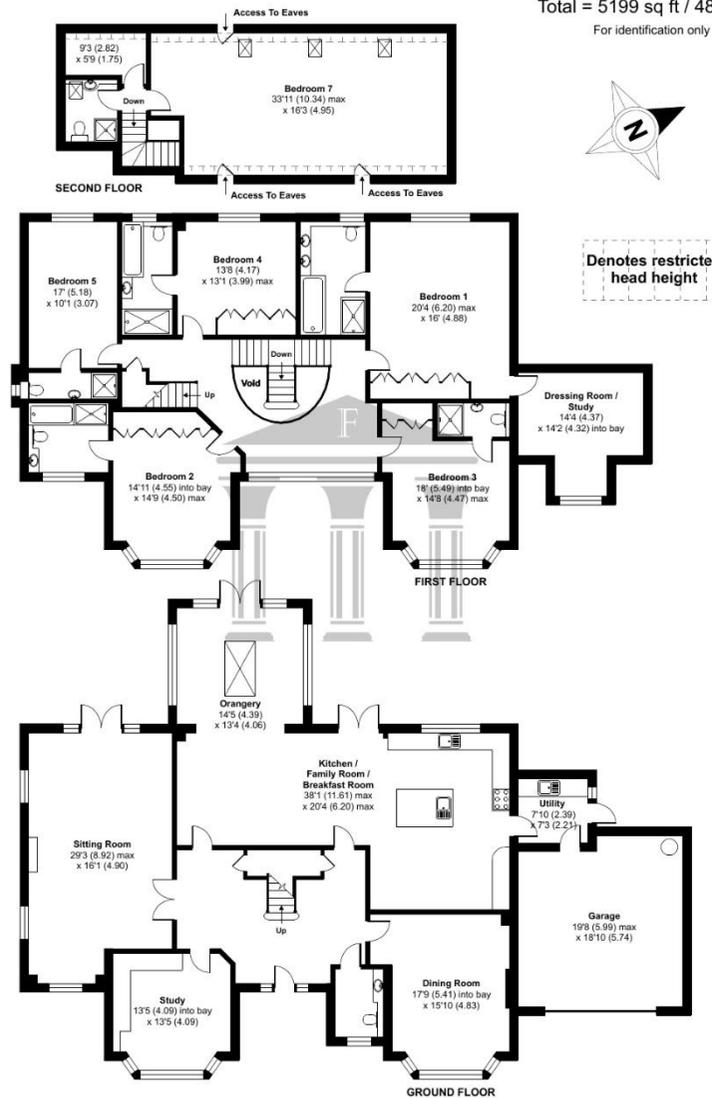
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Approximate Area = 5128 sq ft / 476.4 sq m (includes garage and excludes voids)

Limited Use Area(s) = 71 sq ft / 6.5 sq m

Total = 5199 sq ft / 482.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Foundations Independent Estate Agents. REF: 816443

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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