



Homes of Distinction



PYRFORD

Ridgway, Pyrford, Woking, Surrey, GU22 8PW

A 7 Bedroom Arts & Crafts Influenced Residence Set Within Pyrford's Finest Private Road.

Set in arguably Pyrford's finest private roads within walking distance of West Byfleet's mainline station, is this fabulous Arts & Crafts influenced 7 bedroom detached family residence. 'The Laurels' offers versatile accommodation arranged over three floors, measuring just under 5000sq ft.

Upon entering the property you are greeted with an impressive reception hall with turning oak staircase, double opening oak doors leading to a 26ft x 21ft double aspect drawing room with central fireplace and further double doors leading to the well appointed open plan kitchen/breakfast room which in turn leads to a bespoke oak framed orangery featuring twin bi-folding doors. There are two further good size reception rooms, a utility room and downstairs cloakroom on the ground floor. A fabulous galleried landing leads to all five bedrooms, three of which benefit from en-suite bathrooms. This includes the principal bedroom that also features a bespoke dressing room. On the top floor there are two further bedrooms and a bathroom. This is an ideal space for an au-pair or a cinema/games room.

A mature southerly facing garden offers a superb degree of seclusion and privacy. The garden is mainly laid to lawn and features a good size terrace and a sizeable side garden. A sweeping driveway provides off street parking for numerous cars and leads to an attached double garage with automated doors. 'The Laurels' is offered to the market with NO ONWARD CHAIN.

Council Tax Band G - EPC Rating B



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

Located within easy access of both West Byfleet and Woking Town Centre and mainline stations. West Byfleet is a charming commuter town with a centre which offers a range of both high street chains and individual boutiques, and 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 also within easy reach, providing a further option for those commuting to London. For more extensive facilities, the historic town of Guildford is within approx 9 miles 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. The area 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

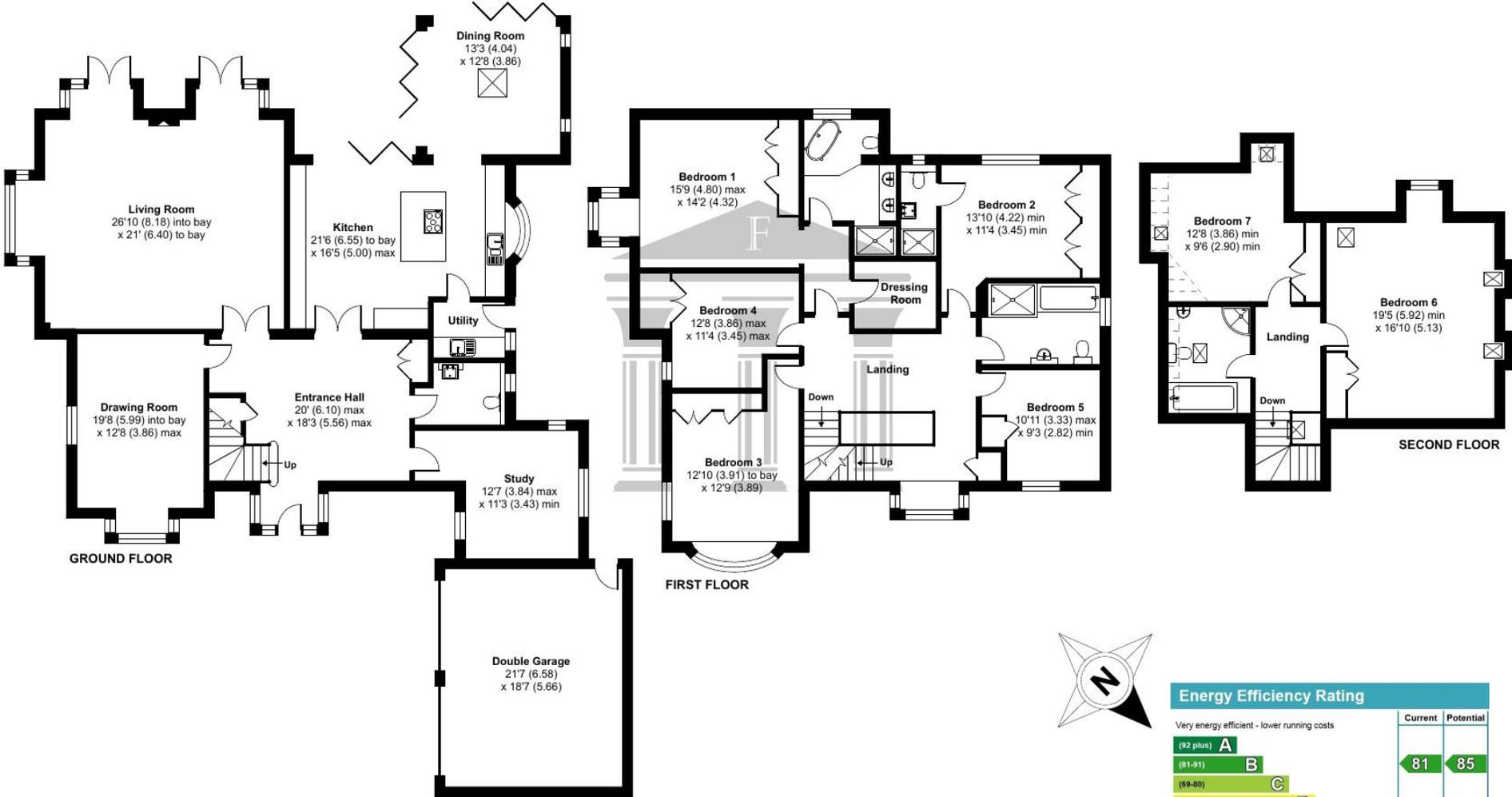
- ❖ Impressive Reception Hall
- ❖ 26ft x 21ft Double Aspect Drawing Room
- ❖ Open Plan Kitchen/Breakfast Room
- ❖ Bespoke Oak Framed Orangery
- ❖ Two Further Reception Rooms
- ❖ Private Road Location
- ❖ Seven Sizeable Bedrooms
- ❖ Three En-suites Bathrooms & Family Bathroom
- ❖ Driveway Providing Ample Parking & Double Garage
- ❖ No Onward Chain



The Laurels, Ridgeway, Pyrford, GU22

Approximate Area = 4253 sq ft / 395.1 sq m
 Limited Use Area(s) = 44 sq ft / 4 sq m
 Garage = 379 sq ft / 35.2 sq m
 Total = 4676 sq ft / 434.4 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Foundations Independent Estate Agents. REF: 895588



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www.foundationsofwoking.com

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