



WEST BYFLEET

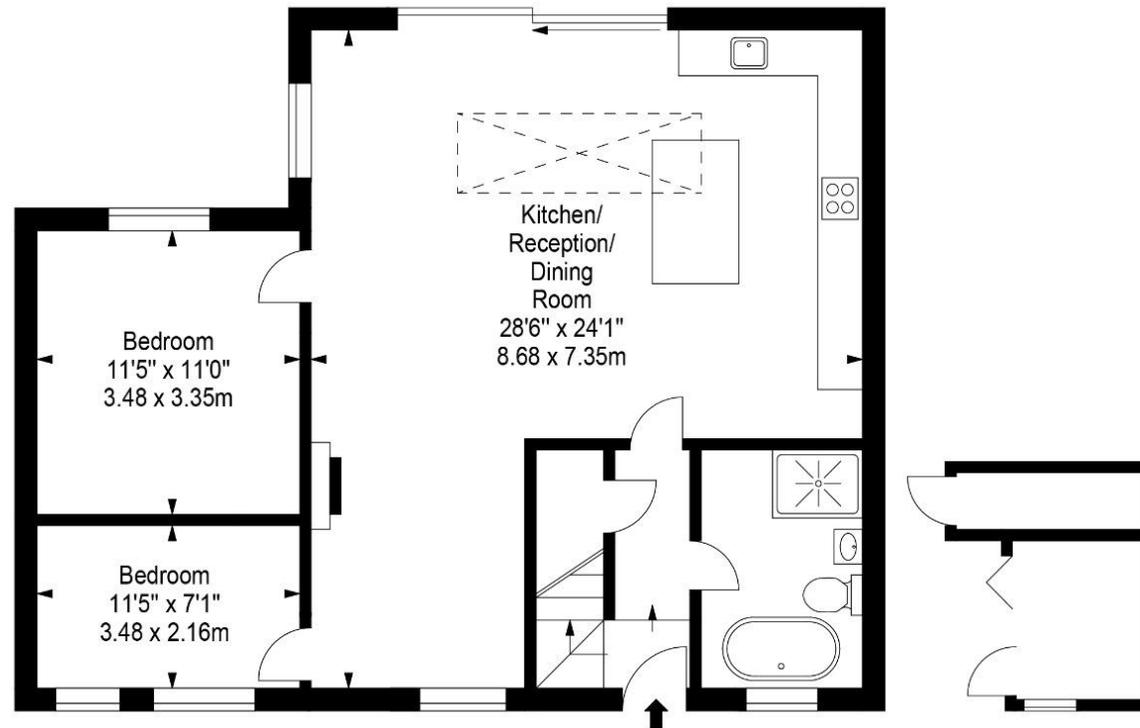
Guide Price £800,000

**Charming Character Property in a
Prime and Private Location.**

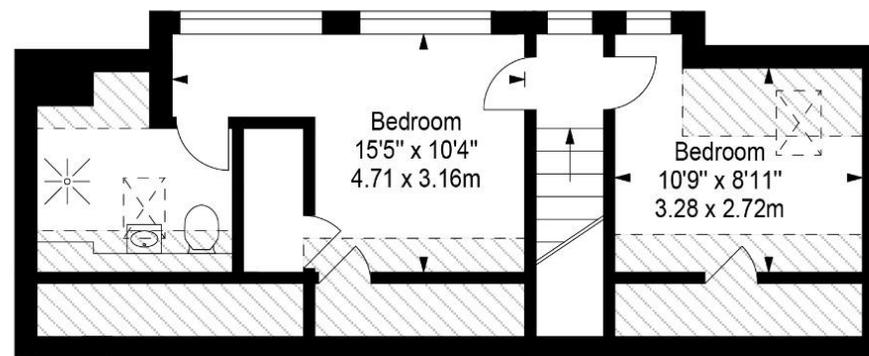
**A rare opportunity to acquire this
distinctive four-bedroom period
home, set within an exclusive semi-
rural gated community.**

Approximate Area = 1,375 sq ft / 127.71 sq m

For identification only - Not to scale



Ground Floor



First Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Parvis Road, West Byfleet, Surrey, KT14

- **Four Bedroom Period Residence**
- **Stunning Open Plan Kitchen/Dining/Living Area**
- **Two Luxurious Bathrooms**
- **Home Office**
- **Exclusive Semi Rural Location With Picturesque Views**
- **Off Street Parking & Garage**
- **Gated Community**

Charming Character Property in a Prime and Private Location - A rare opportunity to acquire this distinctive four-bedroom period home, set within an exclusive semi-rural gated community while remaining within walking distance of West Byfleet Village and its mainline station. Formerly a coach house at West Hall and dating back to around 1880, this distinctive property exudes character and charm. Nestled in an exceptionally private and unique setting, it enjoys picturesque views over open fields and paddocks, offering a tranquil countryside ambiance. This exceptional residence has been superbly extended and meticulously refurbished to an outstanding standard, offering a perfect blend of character and contemporary luxury.

The heart of the home is a stunning open-plan kitchen, dining, and living space, featuring bespoke cabinetry, a central island with Oak worktops, integrated appliances and a log burner. Oak bi-folding doors open seamlessly onto the charming courtyard garden, creating an ideal setting for indoor-outdoor living. The ground floor also offers two versatile reception rooms, which can serve as additional bedrooms, complemented by a beautifully appointed luxury bathroom.

Upstairs, the first floor hosts two well-proportioned bedrooms, including a principal suite with a stylish en-suite bathroom. The home is further enhanced by Oak wood flooring, bespoke Oak double-glazed windows, and breathtaking views over open fields. Externally, the property benefits from off-street parking and a private courtyard garden with a dedicated home office, making it a truly exceptional offering in a sought-after location.

Situated along one of the area's most distinguished roads, this property offers a sense of exclusivity and refined appeal. Its idyllic location provides access to picturesque footpaths along the Wey Navigation canal, leading to Pyrford, Wisley, and beyond, perfect for scenic walks and equestrian pursuits. Within close proximity is West Byfleet mainline train station, offering direct services to London Waterloo in approximately 25 minutes, ensuring excellent connectivity. Golf enthusiasts will appreciate the proximity to renowned courses, including Pyrford, Wisley, St George's Hill, Burhill, Wentworth, Sunningdale, and The Berkshire. Other local attractions include racing at Sandown Park and Ascot, as well as polo at Guards Polo Club, Smith's Lawn, Windsor, and the Royal Berkshire Polo Club. 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. 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 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.

Council Tax Band D - EPC Rating C - Tenure: Freehold



