



Homes of Distinction



WEST BYFLEET

Highfield Road, West Byfleet, Surrey, KT14

*A stunning Berkeley Homes Masterpiece Nestled Within
The Heart Of West Byfleet Village.*

An exceptional five-bedroom, four-bathroom detached executive residence, ideally positioned on a tranquil road just 0.2 miles from West Byfleet Village and Mainline Station.

Built to an exacting standard by Berkeley Homes, this impressive property boasts high ceilings, solid walls, and concrete floors throughout, ensuring both durability and superior sound insulation.

The well-appointed accommodation, spread across two floors, includes a striking dual-aspect drawing room, a generous dining room, and an elegant entrance hall with marble flooring. The fully fitted kitchen seamlessly flows into a bright and spacious breakfast room, complemented by a bespoke orangery. A dedicated study and a practical utility room complete the ground floor.

The first floor features a galleried landing leading to a luxurious master suite with his and hers fitted wardrobes and a stylish en-suite bathroom. Two guest bedrooms benefit from en-suite facilities, while two additional bedrooms share a well-appointed family bathroom.

Externally, the mature rear garden offers a high degree of privacy and seclusion, perfect for relaxation and outdoor entertaining. Additional highlights include an integral double-width garage and the added advantage of **no onward chain**.

Council Tax Band G

EPC Rating D

Tenure: Freehold



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

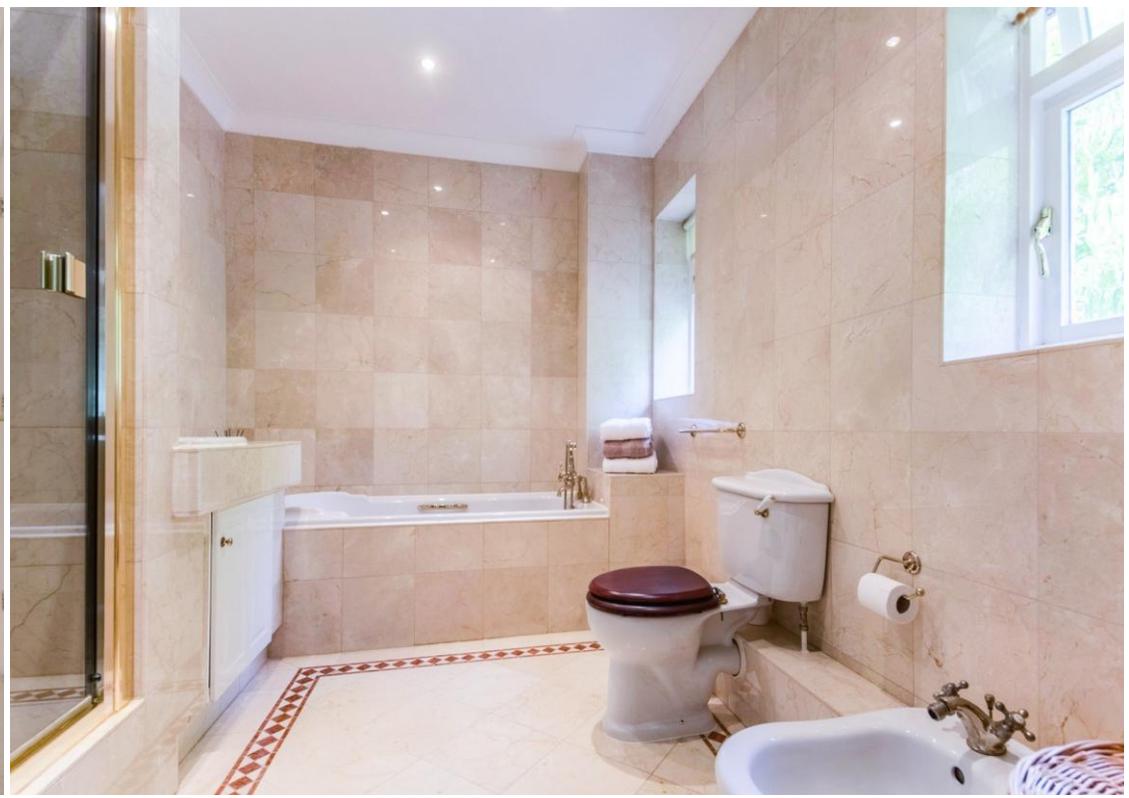




LOCATION

A rare opportunity to acquire a distinguished family home in a prime location. Its proximity to the main line railway station, makes commuting a breeze, with swift 30-minute journeys to Waterloo. Just before reaching the station, the charming village centre beckons with an array of shops and dining options, including the convenience of a Waitrose. Families will find educational choices aplenty, from Roman Catholic and Church of England primary schools within the village to a range of options within a short radius. For leisure enthusiasts, the area boasts some of the finest golf clubs, and residents can easily access the Nuffield Health and Leisure centre, complete with a pool, and the West Byfleet Tennis Club, all just a short stroll away. Should you desire a change of scenery, the town centres of Weybridge and Woking are a brief drive, offering additional amenities like leisure centres, theatres, and cinemas. Guildford, a mere 9 miles distant, is readily accessible via efficient train links and beckons with superb shopping facilities.





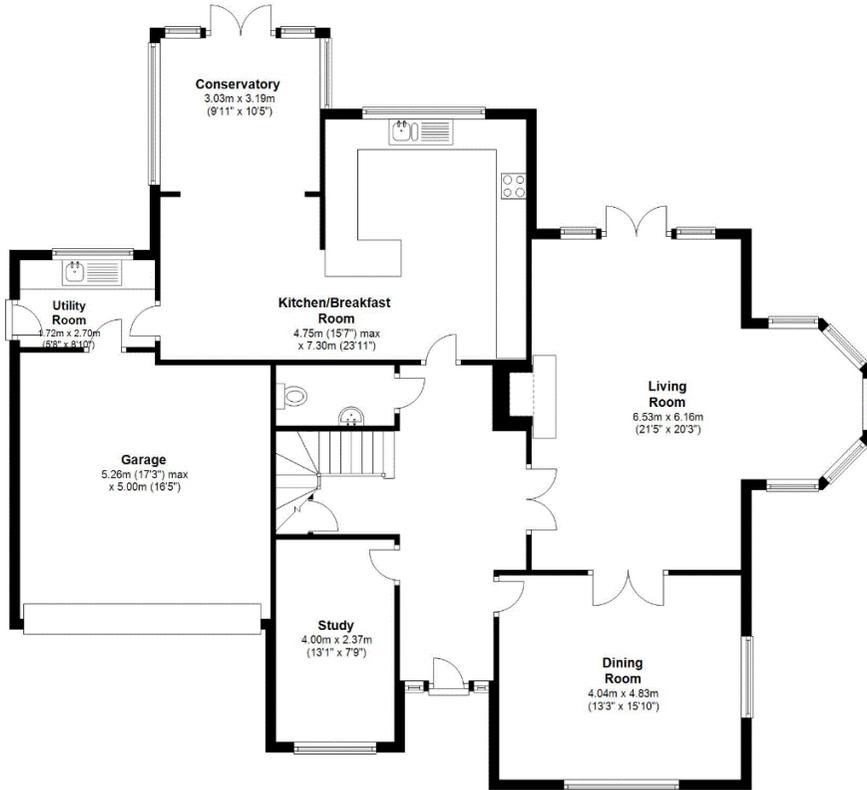
ACCOMMODATION & SPECIFICATION

- ❖ Situated on a peaceful road just 0.2 miles from West Byfleet Village and Mainline
- ❖ Constructed by renowned developers Berkeley Homes, featuring solid walls, concrete floors, and high ceilings throughout
- ❖ Spacious accommodation with five well-proportioned bedrooms all with fitted wardrobes, and four bathrooms
- ❖ Luxury kitchen & stunning bespoke orangery
- ❖ Private master suite with his and hers fitted wardrobes and a well-appointed en-suite bathroom
- ❖ Four further bedrooms; Two with en-suite facilities
- ❖ Stylish family bathroom
- ❖ Large secluded rear garden offering excellent privacy and potential
- ❖ Secure integral double-width garage providing ample parking and additional storage space



Ground Floor

Approx. 159.0 sq. metres (1711.3 sq. feet)



First Floor

Approx. 128.8 sq. metres (1388.5 sq. feet)



Total area: approx. 287.8 sq. metres (3097.8 sq. feet)

ENERGY EFFICIENCY RATING (EER) IS A MEASURE OF THE ENERGY EFFICIENCY OF A BUILDING. IT IS A RATING FROM A TO G, WITH A BEING THE MOST EFFICIENT AND G THE LEAST EFFICIENT. THE RATING IS BASED ON THE ENERGY CONSUMPTION OF THE BUILDING, WHICH IS MEASURED IN KWH PER SQUARE METRE PER YEAR. THE RATING IS AVERAGE OF THE ENERGY CONSUMPTION OF THE BUILDING AND THE ENERGY CONSUMPTION OF THE BUILDING'S EQUIPMENT. THE RATING IS AVERAGE OF THE ENERGY CONSUMPTION OF THE BUILDING AND THE ENERGY CONSUMPTION OF THE BUILDING'S EQUIPMENT. THE RATING IS AVERAGE OF THE ENERGY CONSUMPTION OF THE BUILDING AND THE ENERGY CONSUMPTION OF THE BUILDING'S EQUIPMENT.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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www.foundationsofwoking.com

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.