



WOKING
OIRO £650,000

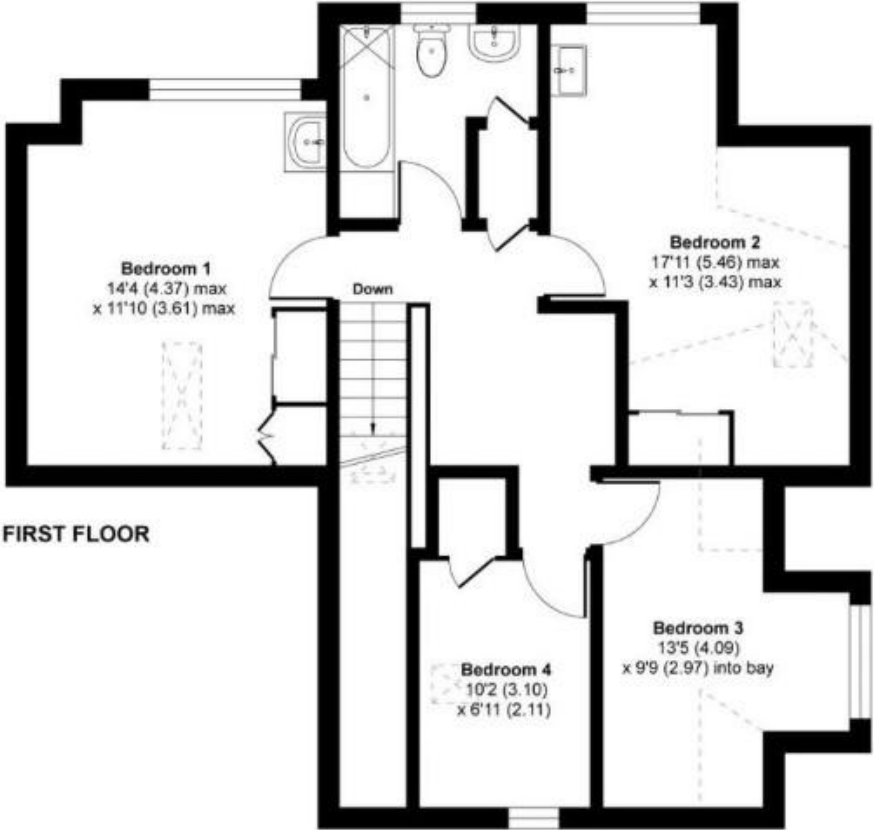
**Set in an enviable position opposite
Pyrford Common, this detached
residence presents an exceptional
opportunity for those seeking a
spacious family home in a well-
connected setting.
NO ONWARD CHAIN.**

Approximate Area = 1564 sq ft / 145 sq
Limited Use Area(s) = 76 sq ft / 7 sq
Total = 1640 sq ft / 152 sq

For identification only - Not to scale



Denotes restricted
head height



Old Woking Road, Woking, Surrey, GU22

- **Four/five bedroom detached family residence**
- **Positioned directly opposite Pyrford Common**
- **Generous and versatile living accommodation**
- **Kitchen/breakfast room with integrated appliances and separate utility room**
- **Excellent entertaining space with several reception rooms**
- **NO ONWARD CHAIN**

Set in an enviable position opposite Pyrford Common, this detached residence presents an exceptional opportunity for those seeking a spacious family home in a well-connected setting. Tucked away along a service road, while remaining conveniently placed for the amenities of West Byfleet and Woking.

A spacious entrance hall creates an inviting first impression and leads to a generous, highly adaptable arrangement of accommodation designed around contemporary family life. The open-plan kitchen/breakfast room forms the social heart of the home, providing an attractive setting for informal dining and everyday family living, with a separate utility room discreetly positioned nearby. The double-aspect living room enjoys an abundance of natural light and views across the rear garden, complemented by a separate dining room and a bespoke double-glazed conservatory. A further study/family room adds another dimension to the layout and could readily serve as a fifth bedroom, depending upon individual requirements.

The first floor provides four bedrooms together with a family bathroom, while the overall scale and flexibility of the accommodation are particularly well suited to family living, entertaining and working from home. Outside, the private driveway provides off-street parking for numerous vehicles, while the surrounding landscape and immediate proximity to Pyrford Common create a rare sense of openness and connection with the countryside. The property is offered to the market with no onward chain.

The location is equally compelling. West Byfleet is within easy reach and offers an appealing blend of independent boutiques, cafés, established high-street names and Waitrose, together with a mainline railway station providing regular services to London Waterloo. Woking is also readily accessible, while the A3 and M25 at Junction 10 are approximately three miles away, placing London, the South Coast and both Heathrow and Gatwick airports within convenient reach. The surrounding Surrey countryside offers numerous opportunities for walking, cycling and riding, and the area is particularly attractive to golfers, with Wisley, Wentworth and Queenwood among the prestigious courses nearby, alongside Pyrford, West Byfleet and New Zealand. An excellent choice of schools, including Pyrford C of E Primary School, The Marist Catholic Primary School, Ripley Court, Hoe Bridge and Greenfield School, completes the appeal of this desirable family location.

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

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.



