



*Homes of Distinction*



## PYRFORD

Hacketts Lane, Pyrford, Woking, Surrey, GU22

*A stunning seven bedroom, four bathroom detached family haven, perfectly situated within a sought-after private road.*

Introducing an exquisite gem to the market, we proudly present this remarkable seven bedroom, four bathroom detached family haven, nestled within the highly coveted confines of a private road. Meticulously constructed to exacting standards, this residence boasts concrete floors and captivating high ceilings that bestow an aura of grandeur upon every room. As you step into the inviting reception hall, your senses are greeted by the touch of Travertine tiled floors underfoot. Emanating elegance, the drawing and dining rooms stand as testaments to refined living, while a dedicated study offers a retreat for contemplation.

Modern lifestyles find their ideal counterpart in the contemporary open-plan kitchen, dining, and family area, where bi-folding doors effortlessly spill out onto the manicured rear garden, creating an indoor-outdoor harmony perfect for gatherings and relaxation. The culinary realm is adorned with opulent finishes, featuring a luxurious kitchen replete with a central island and state-of-the-art Miele integrated appliances. Ascend the stairway to an expansive first-floor landing, revealing three en-suite bedrooms that epitomise comfort and style. A secluded, artfully landscaped rear garden provides an oasis of tranquillity, cocooned from the world outside. Ensuring utmost convenience, a driveway leads to a commodious double garage, complete with automated doors, rounding out the embodiment of a luxurious and harmonious lifestyle.

Residents Association Fund £120 PA  
Council Tax Band H  
EPC Rating C



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

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## LOCATION

Nestled between the picturesque West Byfleet Golf Course and the serene river Wey, Hacketts Lane offers an idyllic setting. Pyrford is a charming village steeped in antiquity and rich historical tapestry. Standing since the 12th Century, St Nicholas Church is a venerable testament to the past. A hidden gem within the region, Pyrford's unassuming charm might elude passing eyes, but its residents revel in its rustic tranquillity. Hosting a handful of shops, including an esteemed butcher and Co-op, the village offers a serene rural escape within easy reach of the vibrant energies of Guildford, Woking, and London, seamlessly balancing work and leisure. Framed by an array of educational institutions spanning the private and state sectors such as Ripley Court, St George's Weybridge, Hoe Bridge, Cranleigh, Charterhouse, St Catherine's, and the American School at Cobham, ensuring a rich educational landscape. Just 8 miles southward, the county town of Guildford beckons with its array of shops, cafes and theatres. The encompassing area offers a sanctuary for nature enthusiasts, with the Royal Horticultural Society (RHS) at Wisley mere moments away. Commuter convenience is paramount, as both West Byfleet and Woking towns boast mainline stations, with West Byfleet Station just a short walk away. The A3 and M25 (Junction 10) lie approximately three miles away, granting rapid access to London, the southern enclaves, and Heathrow and Gatwick airports. Sporting pursuits flourish with golf courses spanning Pyrford Golf Club, Wisley, and beyond. A blend of history, serenity, and modern conveniences await.

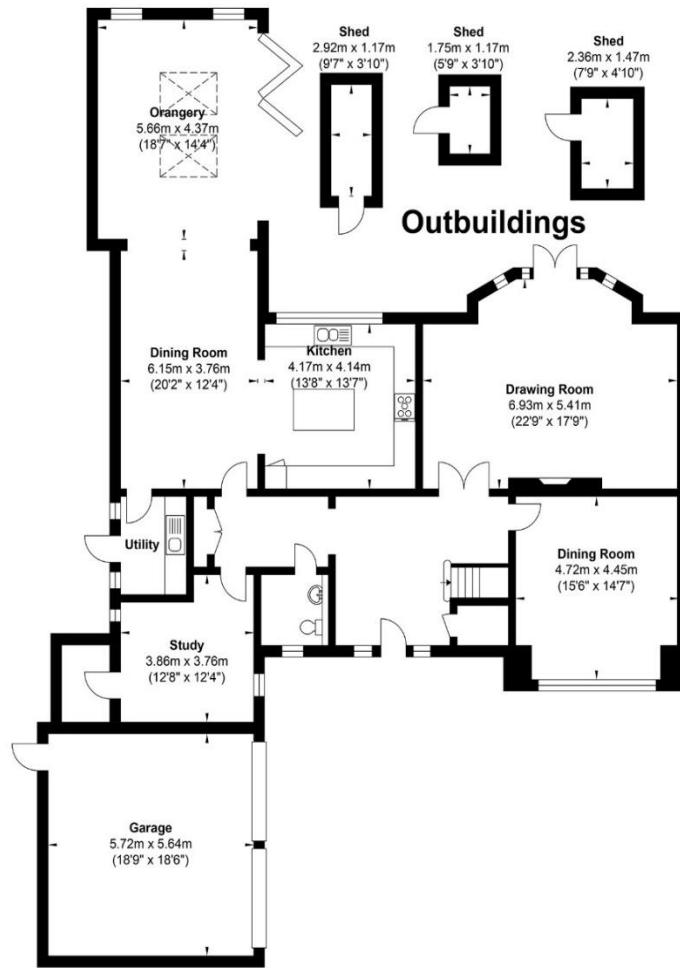




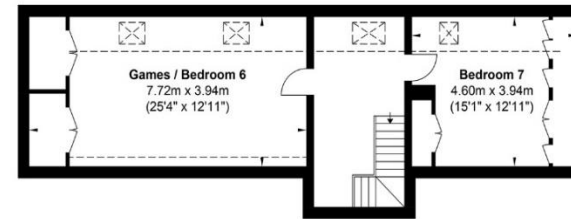
## ACCOMMODATION & SPECIFICATION

- ❖ Seven Bedroom Detached Family Residence
- ❖ Luxury Open Plan Kitchen/Dining/Family Room
- ❖ Three Reception Rooms & Orangery
- ❖ Four Well Appointed Bathrooms
- ❖ Feature High Ceilings
- ❖ Double Garage with Automated Doors
- ❖ Secluded Landscaped Gardens
- ❖ Private Road Location
- ❖ Walking Distance of West Byfleet Station





**Outbuildings**



**Ground Floor**

**First Floor**

**Gross Internal Floor Area : 418.3 m2 ... 4504 ft2**

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>			
(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			
		79	82

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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