



*Homes of Distinction*



## WEST BYFLEET

Dartnell Park Road, West Byfleet, Surrey, KT14

*Step into a world of timeless charm and character in this striking Edwardian Family Residence.*

Welcome to this exceptional detached Edwardian family residence, a true masterpiece of timeless elegance and character. From the moment you approach, you will be captivated by the striking leaded light porch and the grand turning staircase that welcomes you inside. Stepping through the entrance, you will discover a treasure trove of original features, including exquisite fireplaces, stunning bay windows that flood the rooms with natural light, and lofty high ceilings adorned with intricate cornicing.

Spanning three meticulously designed floors, this home offers a spacious layout with six generously sized double bedrooms and three beautifully appointed bathrooms. The impressive reception hall creates a warm and inviting ambiance, leading to two magnificent reception rooms that provide the perfect backdrop for gatherings and entertaining. Additionally, a separate study offers a tranquil space for work or relaxation, while the handcrafted kitchen with an open plan orangery is a culinary enthusiast's dream. Outside, a mature, south-westerly facing garden provides a secluded retreat with a paved terrace and decking, ideal for enjoying sunny afternoons and al fresco dining. At the front, a horseshoe driveway offers ample off-street parking for numerous cars. Situated within walking distance of West Byfleet village and its mainline station, this residence combines the best of Edwardian charm with modern convenience, making it an exceptional family home.

Council Tax Band G – EPC Rating E



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

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 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. 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. 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.





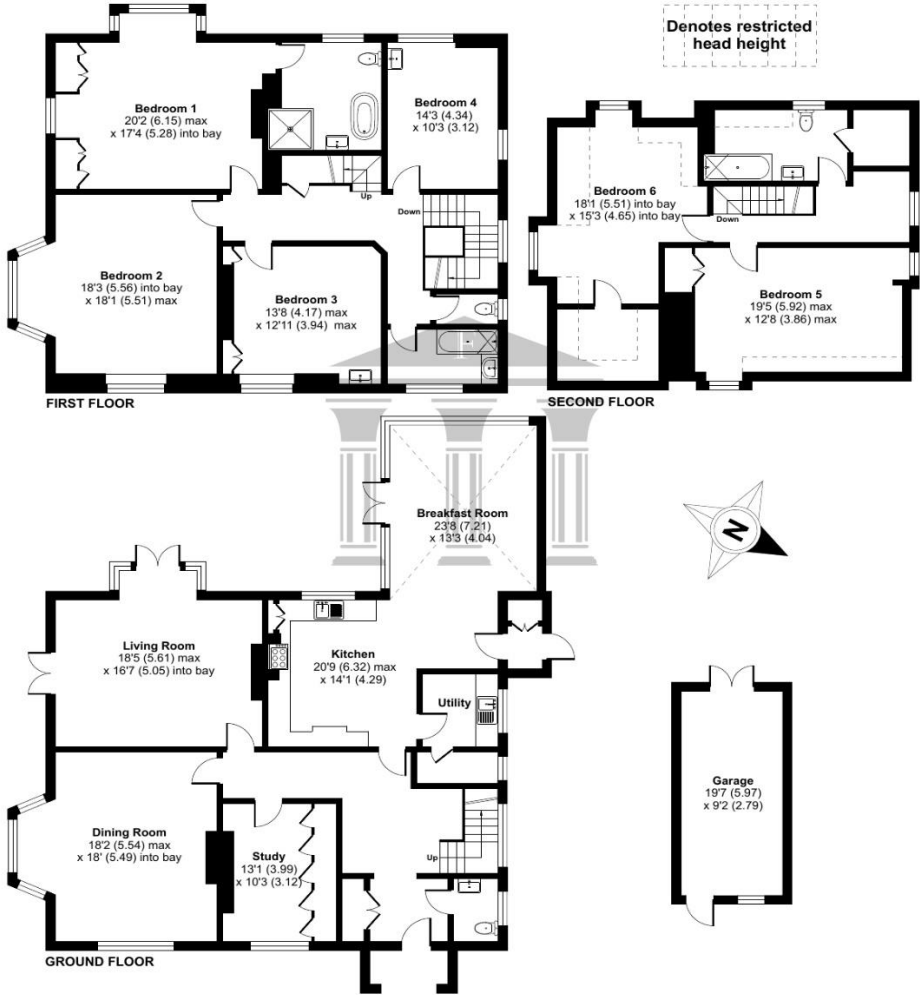
## ACCOMMODATION & SPECIFICATION

- ❖ Detached Edwardian Family Residence
- ❖ Character Features Throughout
- ❖ Open Plan Handcrafted Kitchen/Orangery
- ❖ Three Reception Rooms
- ❖ Six Double Bedrooms
- ❖ Three Bathrooms
- ❖ Horseshoe Driveway Providing Ample Parking
- ❖ Garage
- ❖ Walking Distance To West Byfleet Station



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Approximate Area = 3611 sq ft / 335.4 sq m  
 Limited Use Area(s) = 141 sq ft / 13 sq m  
 Garage = 179 sq ft / 16.6 sq m  
 Total = 3931 sq ft / 365.2 sq m  
 For identification only - Not to scale



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>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Foundations Independent Estate Agents. REF: 1030533





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

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