



*Homes of Distinction*



## WEST BYFLEET

Oakcroft Road, West Byfleet, Surrey, KT14

*The ultimate embodiment of luxury and contemporary living.*

Welcome to this outstanding newly built family residence, a true epitome of luxury and modern living, boasting an impressive 7,000 sq ft of meticulously crafted space. The attention to detail and the use of top-tier materials set this property apart, with features such as underfloor heating to the ground floor and cast iron radiators to the first and second floors, bespoke triple glazed aluminium windows and bespoke sliding doors, a sophisticated Lutron lighting system, and a comprehensive CCTV alarm system ensuring security and comfort at its finest.

The heart of this magnificent home is undoubtedly the expansive open plan kitchen/dining/family room, spanning an impressive 40ft x 35ft, providing breathtaking views of the lush garden. The kitchen, designed by Thomas Ford, showcases the highest standards of craftsmanship and comes equipped with integrated Miele appliances, making it a culinary haven for any gourmet enthusiast. An awe-inspiring drawing room graced with a magnificent marble fireplace and a splendid large study. As you ascend to the upper levels, you will find the principal bedroom, complete with his and hers dressing rooms and an opulent en-suite bathroom, offering a sanctuary of relaxation and tranquillity, three further remarkably spacious en-suite bedrooms and a galleried landing. The top floor unveils yet another bedroom, a separate bathroom, and a generously sized open plan games/entertainment area.

Outside, the mature garden exudes seclusion and privacy, while the front entrance features automated gates leading to a gravel driveway and a double-width garage. Located within walking distance of West Byfleet village and its mainline station, this property effortlessly combines elegance, convenience, and sophistication for a truly exceptional living experience.

Council Tax Band H – EPC Rating B



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

Located within walking distance of West Byfleet village and its mainline station, this property effortlessly combines elegance, convenience, and sophistication for a truly exceptional living experience.

This property enjoys a prime location, nestled along a prestigious road in West Byfleet. 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

- ❖ Outstanding six bedroom residence
- ❖ Newly built to a high specification
- ❖ Open plan kitchen/dining/family room
- ❖ Bespoke Thomas Ford kitchen
- ❖ Principal bedroom with 'His & Hers' dressing rooms
- ❖ Five outstanding bathrooms
- ❖ Games/Entertainment area
- ❖ Secluded rear garden
- ❖ Automated gates leading to a double width garage
- ❖ Walking distance of West Byfleet Station



# Oakcroft Road, KT14

Approximate Area = 6573 sq ft / 610.6 sq m (excludes void)

Limited Use Area(s) = 325 sq ft / 30.2 sq m

Garage = 383 sq ft / 35.6 sq m

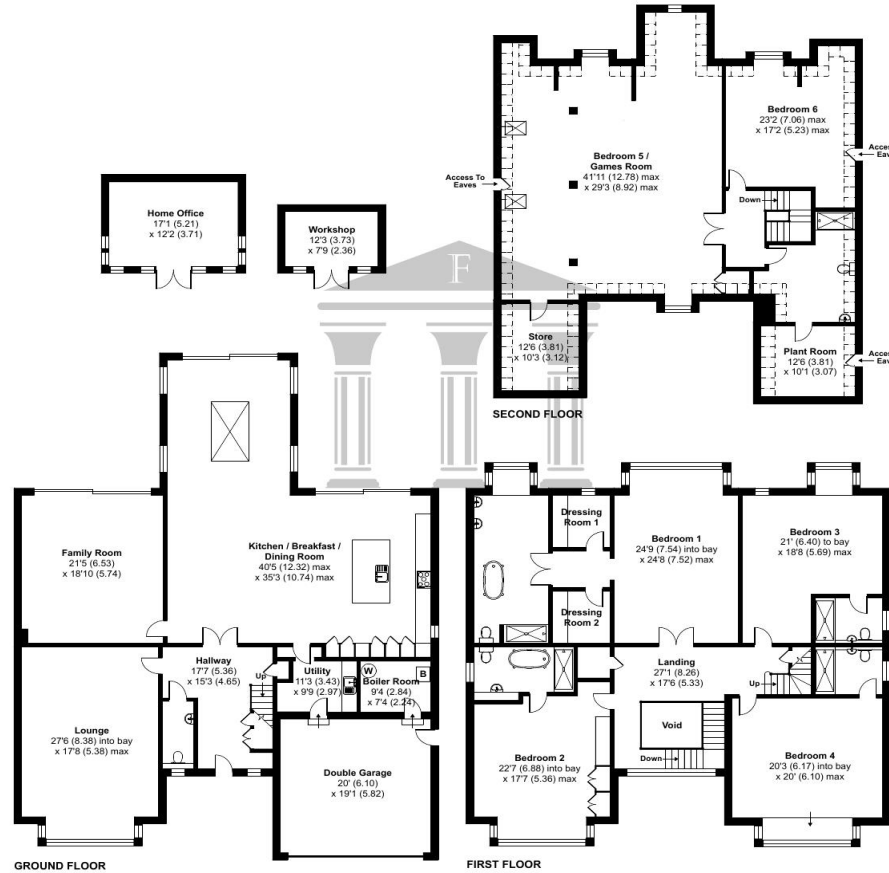
Outbuildings = 304 sq ft / 28.2 sq m

Total = 7585 sq ft / 704.6 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		90	90
(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			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Foundations Independent Estate Agents. REF: 1039768





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

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