



## **PYRFORD**

**GUIDE PRICE £850,000**

**Welcome to this stunning and deceptively spacious detached family home, which offers an abundance of living space that far exceeds its outward appearance.**

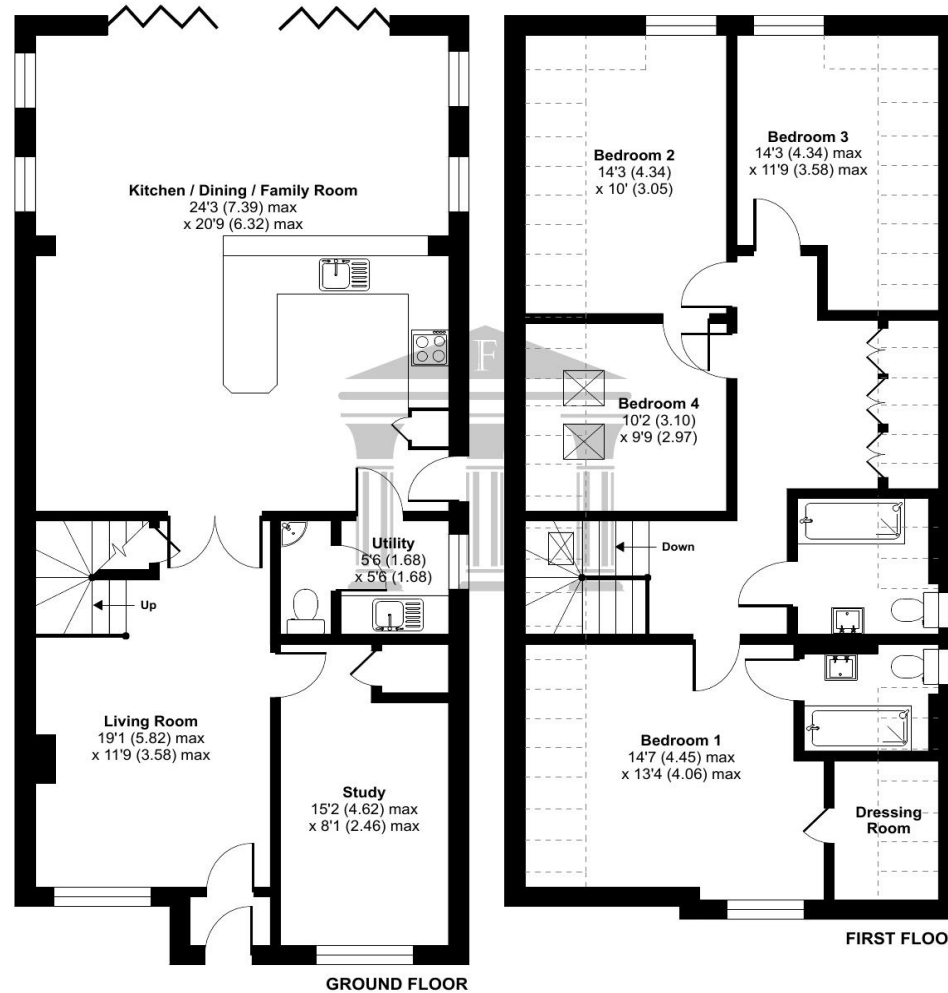
# Boltons Lane, Woking, GU22

Approximate Area = 1593 sq ft / 148 sq m  
Limited Use Area(s) = 250 sq ft / 23.2 sq m  
Total = 1843 sq ft / 171.2 sq m

For identification only - Not to scale



Denotes restricted head height



## Boltons Lane, Pyrford, Woking, Surrey, GU22

- **Detached Family Home**
- **Four Double Bedrooms**
- **En-Suite Bathroom & Dressing Room To The Principal Bedroom**
- **Open Plan Kitchen/Dining/Family Room**
- **Two Further Reception Rooms**
- **Downstairs Cloakroom**
- **Off Road Parking**

Welcome to this stunning and deceptively spacious detached family home, which offers an abundance of living space that far exceeds its outward appearance. Boasting four generously sized bedrooms, including a luxurious principal bedroom with an en-suite bathroom and a convenient dressing room. The heart of the home lies in the open plan kitchen/dining/family room, where you can enjoy the seamless flow of daily life. Bi-folding doors open to reveal the rear garden, adding a touch of nature to your indoor experience. Additionally, there are two separate reception rooms that offer versatile spaces to meet various lifestyle needs, a utility room for added convenience, and a well-placed downstairs cloakroom.

Outside, you will find a generously proportioned garden with a raised paved terrace, providing an ideal outdoor setting for relaxation and entertainment. To the front of the property, there is off-road parking, ensuring that parking is never a concern. This exceptional property offers an impressive blend of comfort and practicality, making it the perfect family home. Don't miss the opportunity to make it yours and start enjoying the spacious and elegant living it provides. Situated in a charming location within walking distance of the highly regarded Pyrford Church of England Primary School.

Ideally located within easy access to both West Byfleet and Woking Town Centre with their respective mainline train stations, making it an ideal choice for commuters. West Byfleet, a charming commuter town, boasts a vibrant town centre with a mix of high street chains, unique boutiques, and a Waitrose supermarket. West Byfleet mainline train station ensures swift and frequent connections to London Waterloo, while Woking, a cosmopolitan town with a rich history, is easily reachable, providing additional commuting options. The surrounding picturesque countryside offers an idyllic setting for walking, cycling, and horse riding, while an abundance of renowned golf courses including The Wisley, Wentworth, and Queens Wood are just a stone's throw away, with Pyrford, West Byfleet, and New Zealand golf courses also in close proximity. Furthermore, the area provides a wealth of educational opportunities, including a variety of primary and secondary state schools and a wide selection of independent schools, making it an all-encompassing and desirable place to call home.

Council Tax Band E – EPC Rating C



