



*Homes of Distinction*



## PYRFORD

Dean Close, Pyrford, Woking, Surrey, GU22

*An exceptional five bedroom period residence crafted by the esteemed local builder W.G Tarrant.*

Nestled within this sought after location, this exceptional period property has undergone a comprehensive refurbishment to an exceptionally high standard by its current owners, ensuring a seamless blend of timeless charm and contemporary comfort. Boasting a total of 6,372sq ft (including garage), this beautifully presented family home has been thoughtfully designed for modern-day living, offering spacious, well-balanced, and versatile accommodation throughout. Constructed by the renowned local builder W.G Tarrant, this attractive residence showcases meticulous attention to detail and craftsmanship of the highest calibre.

Upon entering the property, a welcoming spacious entrance hall leads to all principal reception rooms, each characterised by lofty ceilings and abundant natural light, creating an airy and inviting atmosphere. The impressive dual-aspect sitting room features a period-style fireplace with an 'Optimist' log effect electric fire, seamlessly connected to the family room, currently serving as a study. At the rear of the house, the formal dining room boasts bespoke floor-to-ceiling wine display shelving and a working period coal fireplace, while the adjacent custom-designed library offers a serene retreat with its stunning bay window and quadruple bi-folding doors, flooding the space with natural light.

The bespoke kitchen/breakfast room, located to the left of the hall, is a culinary haven, featuring top-of-the-line appliances, all-one-piece Quartz worktops, and a central island with breakfast bar. The vaulted ceiling with electric remote control Velux windows and quadruple bi-fold doors create a bright and versatile environment, seamlessly connecting indoor and outdoor living spaces. Additionally, the property includes a sizeable principal suite with a dressing room and luxury en suite, three further bedrooms with individual en-suites and dressing rooms, and an impressive cinema room on the second floor. Externally, the property is accessed via electric double gates leading to ample parking and a triple garage, while the rear garden features a large Indian Sandstone paved terrace and a bespoke-built pergola, perfect for outdoor entertaining and relaxation.

Council Tax Band H  
EPC Rating C  
Tenure: Freehold



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

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. For extensive amenities and cultural experiences, the historic town of Guildford, approximately 9 miles away, offers a full range of shops, restaurants, and entertainment venues such as G Live, The Electric Theatre, and The Yvonne Arnaud Theatre. 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.





## ACCOMMODATION & SPECIFICATION

- ❖ Five Bedroom, Five Bathroom, High Specification Period Residence
- ❖ Bespoke Kitchen/Breakfast Room With Centre Island & Breakfast Bar
- ❖ Custom Dining Room With Floor To Ceiling Wine Display
- ❖ Expansive Reception Room Boasts A Feature Period Style Fireplace
- ❖ Separate Family Room
- ❖ Custom Designed Library Room
- ❖ Study With Stunning Bay Window
- ❖ Impressive Private Cinema Room
- ❖ Double Electric Gates Open To Ample Parking & Triple Garage
- ❖ Rear Garden With Sandstone Terrace & Bespoke Pergola



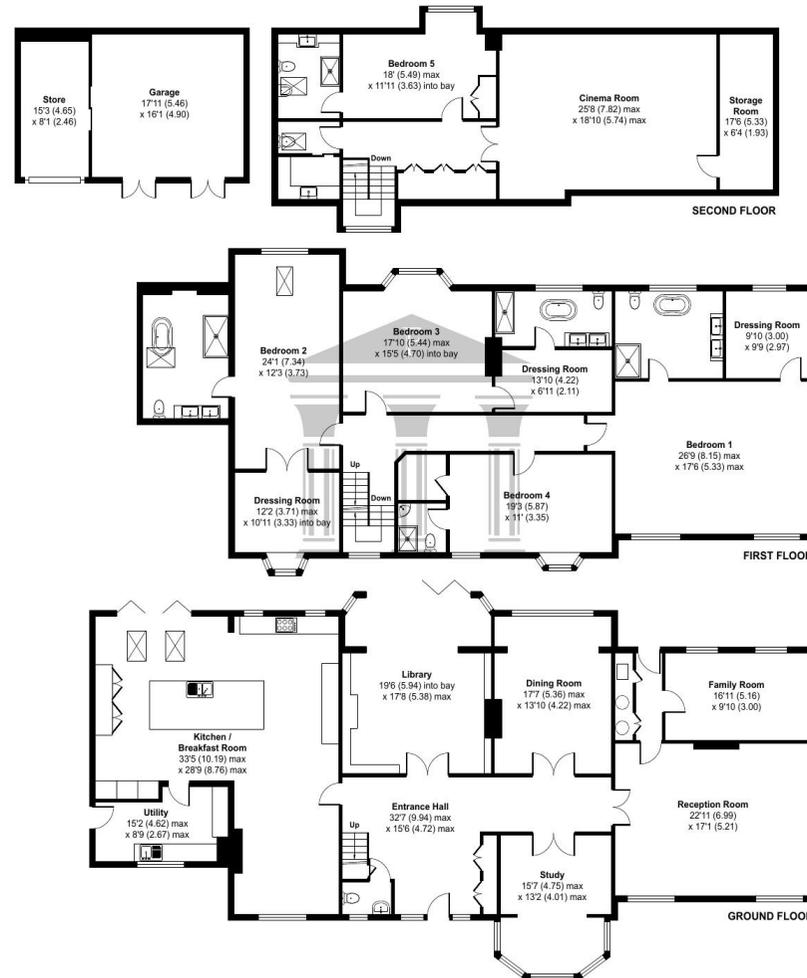
# Dean Close, Woking, GU22

Approximate Area = 5948 sq ft / 552.6 sq m

Garage = 424 sq ft / 39.4 sq m

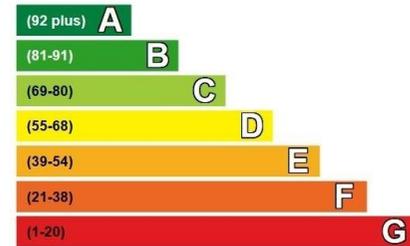
Total = 6372 sq ft / 592 sq m

For identification only - Not to scale



## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Foundations Independent Estate Agents. REF: 1115096



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

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