



Blackdown Avenue, Pyrford
Surrey, GU22



Beyond your expectations

Five bedroom family home set in 0.362 of an acre

Hamptons International

24-26 High Street, Weybridge, Surrey, KT13 8AB

Sales. 01932 859933

weybridge@hamptons-int.com

www.hamptons.co.uk

5 bedrooms | sitting room | dining room | family room | study | kitchen/breakfast room | utility room | 2 bathrooms (1 ensuite) | planning permission for double garage | 0.362 acre plot | EPC: D

Offers in excess of £1,400,000 Freehold

Description

A stunning five bedroom, four reception room family house set in one of the most sought-after private roads in Pyrford with well planned, light and airy rooms of generous proportions. The house has been tastefully extended and improved to an exacting standard by the current owners and offers well balanced accommodation over two floors. The impressive entrance hall leads to all principal reception rooms and offers a boot room ideal for storing coats and shoes. The double aspect sitting room is light and spacious with double doors leading out to the rear garden and has a feature gas fireplace. The study overlooking the back garden is a great size and could easily accommodate two work stations. The front aspect family room is filled with light due to the triple windows and offers views over the secluded front garden. The dining room which has been extended offers fabulous entertaining space and has double doors leading into the light filled kitchen breakfast room. The kitchen offers a modern and sleek design with granite work surfaces, and plenty of units with a large island unit. The remainder of this room offers dining space and a seating area to relax and enjoy the views of the rear garden and two sets of double doors giving access to the garden. To complete this floor there is a refitted downstairs shower room and a utility room. To the first floor the master bedroom suite has a spacious walk in dressing area with fitted cupboards and en suite bathroom with walk-in shower. Also on this floor is four further bedrooms all serviced by the family bathroom.

Outside

The beautifully maintained plot extends to 0.362 of an acre, which is completely secluded to the rear. At the front the property enjoys a in-out gravel driveway.

Location

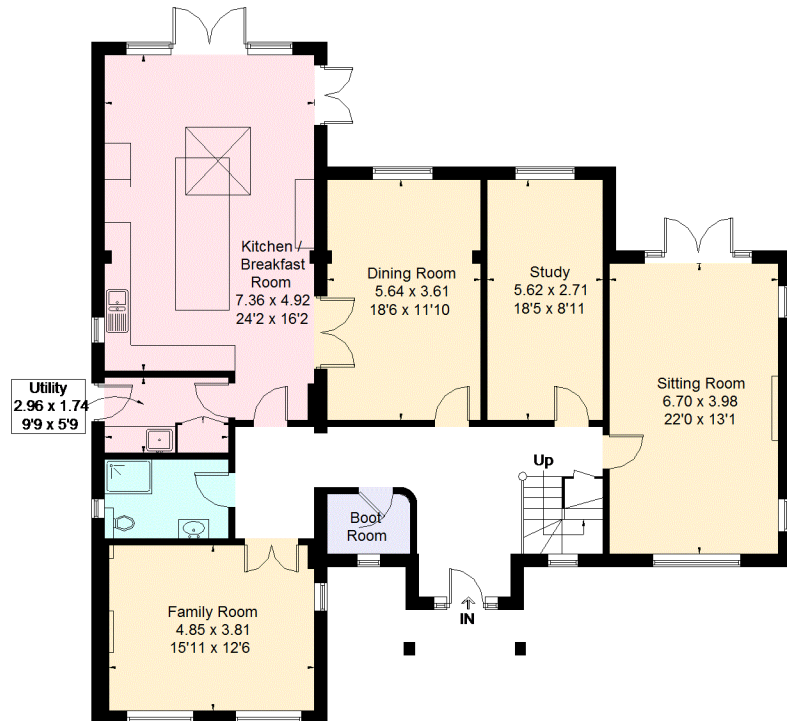
The property is situated in this highly popular private road in Pyrford. West Byfleet town centre with its array of local and high street shops are within a mile and a quarter as is the mainline station with its fast service (35 minutes approx) into London Waterloo. Within the local vicinity there a number of local and independent primary and secondary schools that are extremely well thought of and slightly further afield are the international schools in Woking and Cobham. Nearby you have the town centre of Woking with its 2 shopping centres, 2 theatres and a mainline station which has an exceptional, fast and frequent service into London Waterloo. The county capital of Guildford with its cobbled High Street, quaint side streets and the Yvonne Arnaud Theatre is a short drive away. Nearby there are various golf courses and other leisure facilities include the Nuffield, Guildford Spectrum, and David Lloyd leisure centres.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Blackdown Avenue, Pyford

Approximate Gross Internal Area = 271.3 sq m / 2920 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 160411

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

