CURCHODS







12 Church Road

Byfleet, Surrey, KT14 7EH

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Guide Price £895,000

Freehold



Beautifully reimagined and finished to an exceptional standard, this striking detached bungalow effortlessly blends period character with contemporary luxury.

Offering over 1,800 sq ft of versatile accommodation, the home features three double bedrooms, elegant reception spaces and an impressive, detached annexe, ideal for guests, multi-generational living or working from home. The spectacular vaulted kitchen and dining area opens seamlessly onto a beautifully landscaped garden, creating an outstanding space for entertaining.

Set behind electric gates with generous driveway parking and an EV charging point, this is a truly turnkey home, perfectly positioned on one of Byfleet's most sought-after roads, close to village amenities, excellent transport links and picturesque Surrey countryside.

EPC D | Council Tax Band E







Property Profile

Set behind electric sliding gates, this beautifully renovated detached bungalow immediately impresses with its striking kerb appeal, generous driveway and an EV charging point and welcoming entrance. Inside, the thoughtful redesign has created an exceptional balance of character and modern living, with vaulted ceilings, exposed beams and an abundance of natural light throughout.

The heart of the home is undoubtedly the stunning open-plan kitchen and dining room. Framed by dramatic corner bi-fold doors that blur the boundaries between inside and out, this spectacular space has been designed with both everyday living and entertaining in mind. Granite worktops complement a range of high-quality cabinetry and premium appliances, including a Quooker boiling water tap, built-in air fryer and double oven, while underfloor heating beneath the ceramic tiled floor and a whole-house water softener add an extra level of comfort and practicality.

The separate sitting room provides a warm and inviting retreat, complete with a vaulted ceiling, exposed timbers and a wood-burning stove. The principal bedroom enjoys a luxurious en-suite and walk-in wardrobe, while two further double bedrooms are served by an impressive family bathroom.

Outside, the landscaped rear garden has been designed for effortless enjoyment, featuring low-maintenance artificial lawn, mature olive trees within raised borders, generous entertaining terraces, lighting and power, together with a decked seating area surrounding the detached one-bedroom annexe. Offering flexible accommodation for guests, independent family members or a stylish home office, it perfectly complements this outstanding home.

Location

Church Road is ideally positioned in the heart of Byfleet, making it particularly popular with families due to its proximity to well-regarded local schools. Byfleet & New Haw mainline station is close by, offering direct services to London Waterloo. The A3 and M25 are easily accessible, providing convenient road links to Heathrow and Gatwick airports. The area is also well served by local bus routes, with attractive countryside walks nearby and a wider selection of shops, restaurants and leisure facilities available at Brooklands Retail Park.

Key Features

- Beautifully refurbished detached bungalow with over 1,800 sq ft of versatile accommodation.
- Stunning vaulted kitchen/dining room with corner bi-fold doors, granite worktops and premium integrated appliances.
- Three double bedrooms, two luxury bathrooms and a characterful sitting room with vaulted ceiling and wood-burning stove.
- Detached one-bedroom annexe, ideal for guests, multi-generational living or a home office.
- Landscaped, low-maintenance garden with extensive entertaining areas, raised olive beds and decking surrounding the annexe.
- Gated driveway with parking for several vehicles and an EV charging point
- Sought-after location close to Byfleet village, schools and mainline station.

Additional Information

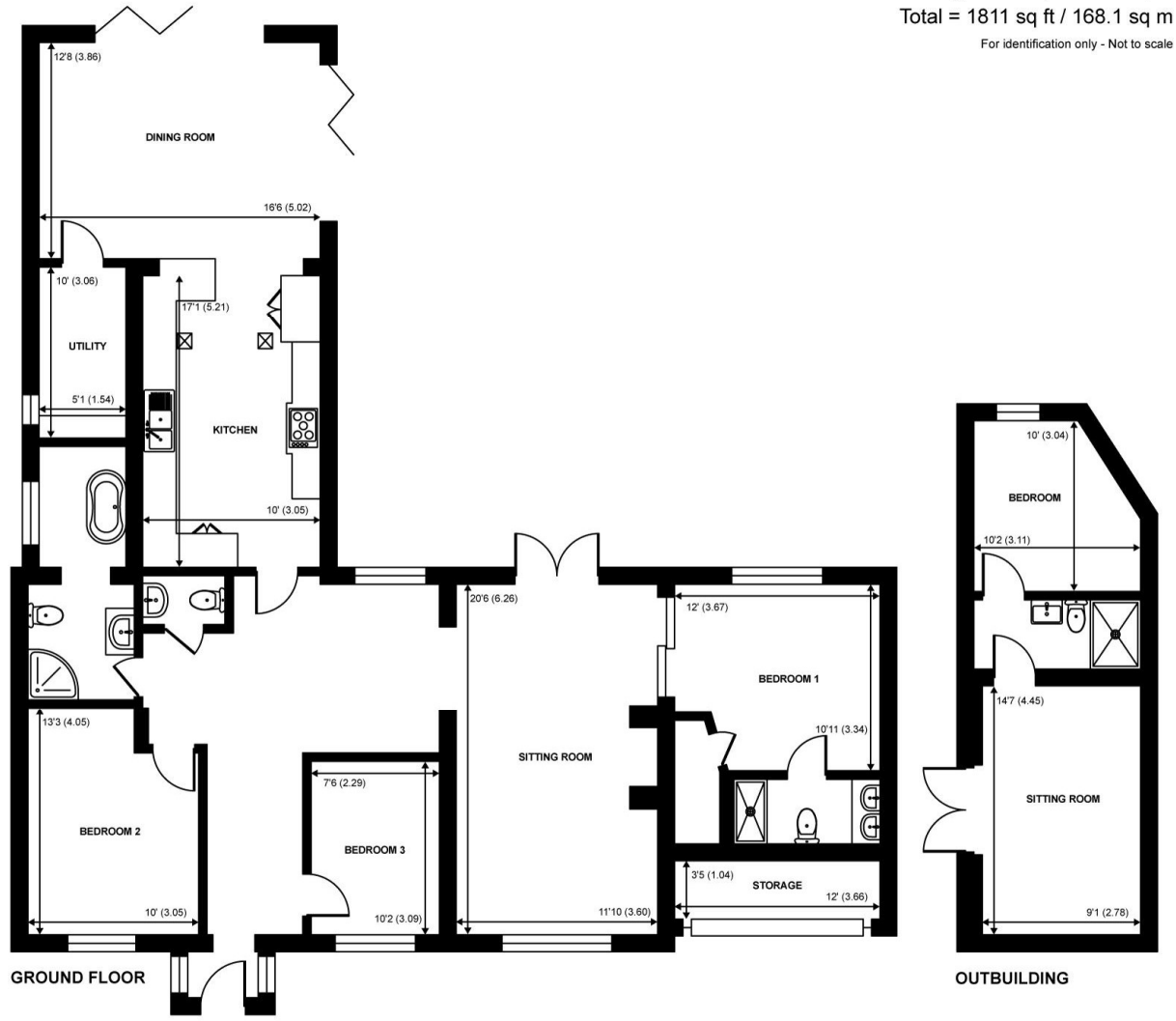
Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals. Planning permission approved previously for a two bedroom and one bathroom loft conversion.





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Approximate Area = 1494 sq ft / 138.7 sq m
Storage = 41 sq ft / 3.8 sq m
Outbuilding = 276 sq ft / 25.6 sq m
Total = 1811 sq ft / 168.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1501414

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Reference: CWB250065

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