CURCHODS







2 Oakfield House, Holmes Mead

Pyrford, Surrey, GU22 8DU

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Guide Price £1,150,000

Share of Freehold









No Onward Chain.

Occupying an exclusive position within an elegant gated development, this exceptional ground floor luxury apartment offers beautifully appointed accommodation finished to an outstanding specification throughout.

High ceilings, generous room proportions, abundant built-in storage and a practical utility room combine with stylish interiors to create a superb home for modern living. The impressive dual-aspect sitting room opens onto a private covered terrace, while the contemporary kitchen flows seamlessly into a spacious dining area. The principal bedroom enjoys a dressing area with walk-in wardrobes and a luxurious en-suite bathroom.

Beautifully maintained communal gardens, a private garage, dedicated parking space and visitor parking complete this outstanding home, conveniently located for local amenities and excellent transport links.

EPC B | Council Tax Band F

Charges:

Service charge: £6,800pa

Property Profile

This exceptional ground floor apartment combines elegant design with practical everyday living. A spacious reception hall provides a welcoming first impression and immediately highlights the apartment's impressive high ceilings, generous proportions and excellent storage found throughout, including a useful coat cupboard and a separate utility room conveniently positioned between the two bathrooms, keeping laundry facilities away from the kitchen and living space.

The impressive dual-aspect sitting room is flooded with natural light and features French doors opening onto a private covered terrace with direct access to the beautifully landscaped communal gardens. The contemporary kitchen is fitted with quality integrated appliances and flows effortlessly into a generous dining area, creating an ideal space for entertaining and everyday living.

The superb principal bedroom benefits from a dedicated dressing area with walk-in wardrobes and a luxurious en-suite bathroom complete with both a bath and separate shower. A second spacious double bedroom is served by an equally stylish shower room.

Outside, the secure gated development enjoys attractive landscaped gardens with mature trees, lawns and an irrigation system. Flat 2 also benefits from a private brick garage with an adjoining brick store, additional loft storage and extra internal space for shelving or appliances. A dedicated allocated parking space, ample visitor parking and a communal bin store with an outside tap further enhance the practicality of this outstanding apartment.

Key Features

- No Onward Chain and Share of Freehold
- Exclusive gated luxury ground floor luxury apartment built in 2016 (one owner)
- High specification throughout including impressive high ceilings, generous proportions and excellent storage
- Principal suite with dressing area and luxury en-suite
- Separate utility room and excellent built-in storage
- Private covered terrace overlooking landscaped gardens
- Garage, allocated parking space and visitor parking
- Beautiful communal gardens with mature trees and irrigation system
- Convenient for West Byfleet village and mainline station (30 minutes London Waterloo)
- Ideal for M25 and A3

Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals. Heating supply is gas. TPOs on Oak trees at the front. All five flat owners own 1/5th of the freehold





Location

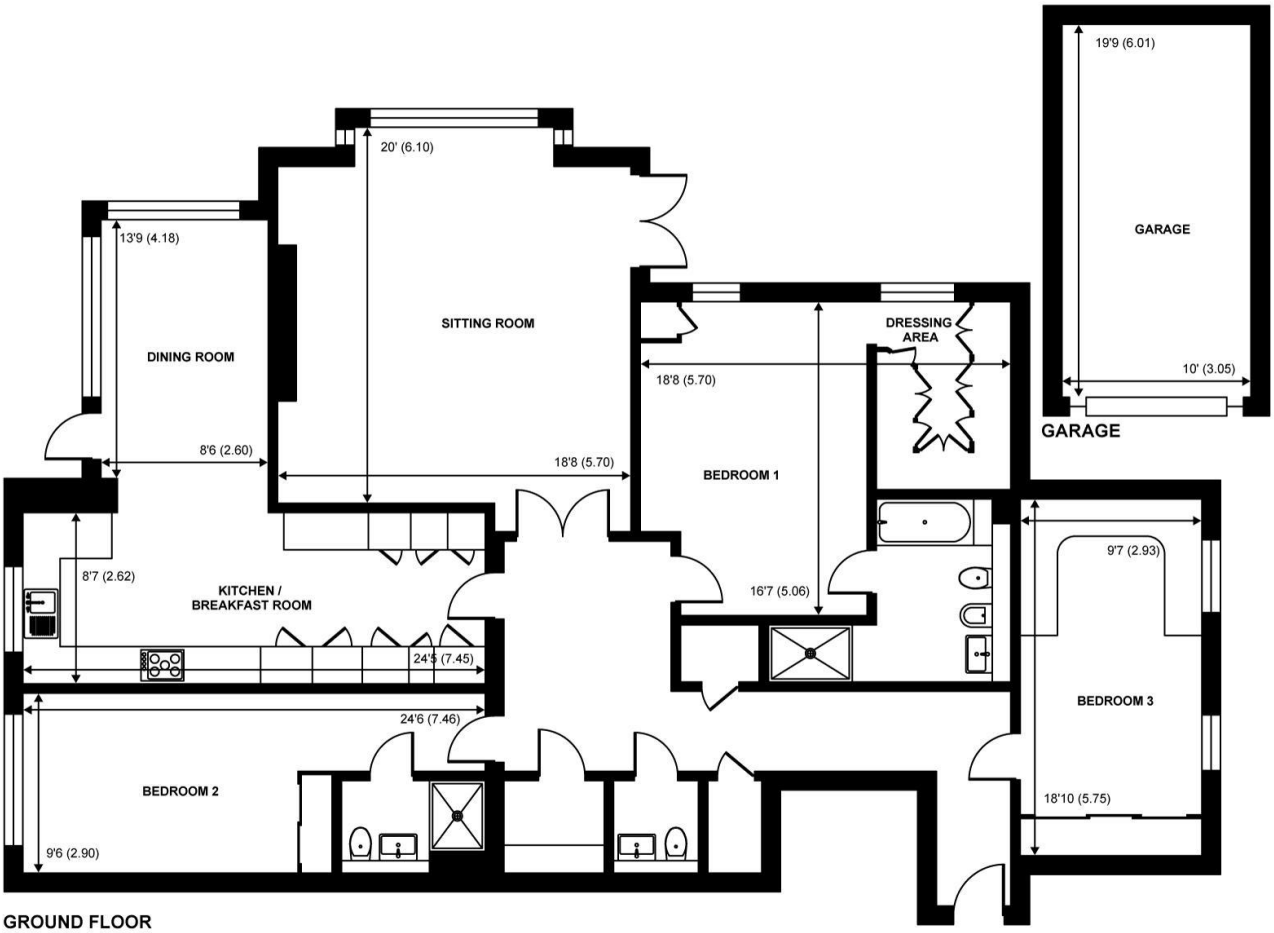
Holmes Mead in Pyrford is positioned is just a short walk from the local shops at Pyrford Village and approximately 0.8 of a mile from West Byfleet village and mainline station which offers fast and frequent trains into London Waterloo in under 30 minutes.

Highly regarded schools both state and private lie close-by. Both the M25 and A3 are easily accessible providing important links to both Heathrow (18 miles) and Gatwick (22 miles) airports.

Within the area there are many important sporting venues, which include challenging golf courses, local health clubs, tennis clubs as well as stunning waterside walks and with RHS Wisley Gardens nearby there is much to enjoy.

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Approximate Area = 1867 sq ft / 173.4 sq m
Garage = 197 sq ft / 18.3 sq m
Total = 2064 sq ft / 191.7 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1498620

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