

CURCHODS

PRIME



Shepards, Hollybank Road

West Byfleet, Surrey, KT14 6JD

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Freehold

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A handsome and characterful period home occupying an exceptional plot of approximately half an acre, discreetly positioned along one of West Byfleet's desirable private roads, bordering the sought-after Pyrford area.

Built in 1922, Shepards has a fascinating history, having originally been commissioned for a professional pianist who gave lessons from the formal drawing room overlooking the gardens.

Having been home to just three families since it was built Shepards retains a wonderful sense of character and heritage, with beautifully proportioned accommodation arranged over three floors.



Property Profile

Shepards is an individual and beautifully proportioned period residence, offering substantial accommodation arranged over three floors and retaining much of the charm and character associated with its 1920s origins. Set well back within mature grounds on a sought-after private road, the house has an immediately welcoming presence, enhanced by its traditional architecture, attractive elevations and established surroundings.

The ground floor provides a superb arrangement of reception and family spaces, ideally suited to both everyday living and entertaining. The principal reception rooms are particularly generous, with large windows allowing excellent natural light and providing wonderful views across the gardens. Two of the reception rooms also benefit from working fireplaces, adding to the warmth and period charm of the property. The formal drawing room is a particularly elegant space and has an interesting connection to the property's history, having originally been used by the home's first owner, a professional pianist, to give music lessons. This sense of heritage continues throughout the house, with well-proportioned rooms and characterful features creating a home of considerable warmth and individuality.

At the heart of the accommodation is a well-appointed kitchen featuring a traditional gas-fired Aga, adding both warmth and character to this welcoming space. The kitchen is complemented by excellent supporting areas

that provide the practicality required for modern family life while remaining sympathetic to the character of the property. The generous layout offers considerable versatility, with plenty of space for family gatherings, more formal entertaining or simply relaxing and enjoying the peaceful surroundings.

Across the upper floors are five bedrooms and three bathrooms, providing excellent flexibility for family members and visiting guests, with the arrangement over two levels adding further character to the accommodation.

Having remained in the ownership of only a small number of families throughout its history, Shepards possesses a wonderful sense of permanence that is increasingly difficult to find. Combined with its substantial accommodation, beautiful, mature gardens, period character and secluded private-road setting, this is a particularly special and distinctive West Byfleet home.







Garden & Exterior

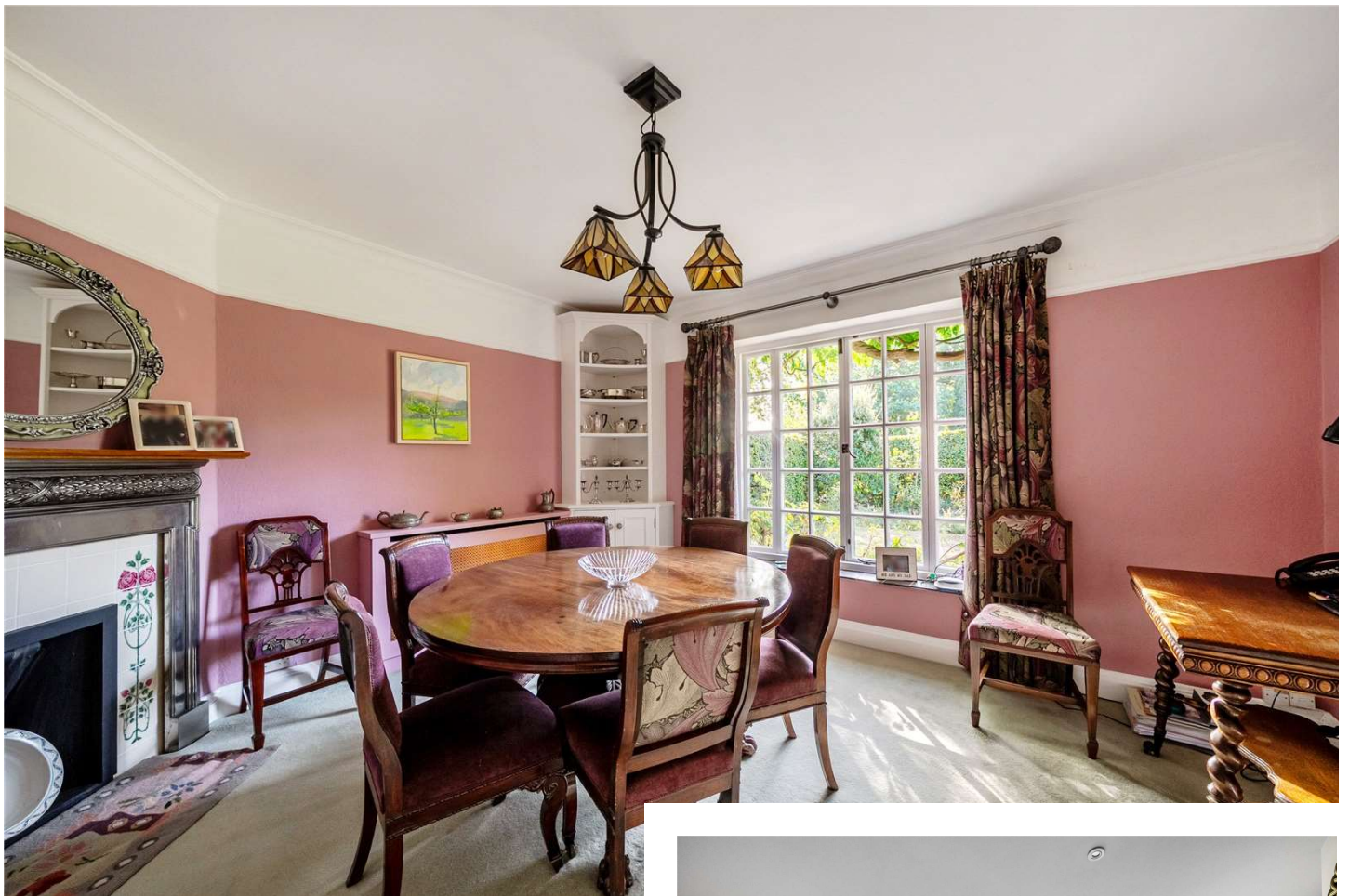
The gardens are an outstanding feature of Shepards, surrounding the house with mature planting and creating a wonderful sense of privacy and seclusion.

Extending to approximately half an acre, the grounds have an established, quintessentially English character, with sweeping lawns, mature trees, clipped hedging and richly planted beds and borders providing colour and interest throughout the seasons. A thoughtfully designed garden lighting scheme enhances both the front and rear gardens, creating an attractive evening ambience, while an irrigation system helps maintain the beautifully established grounds.

A generous, paved terrace adjoining the house creates an excellent setting for outdoor dining and entertaining, while pathways meander through the gardens to quieter, more secluded areas. To the front, the property is approached through its attractive established surroundings, with driveway parking and access to the garage.

An EV charging point provides a useful modern addition. The overall setting feels remarkably peaceful, particularly given its convenient West Byfleet location.





Location

Hollybank Road is a highly regarded private road, enjoying a desirable setting on the borders of West Byfleet and Pyrford, within easy reach of the excellent amenities of West Byfleet village. The village centre offers a varied selection of shops, cafés and everyday facilities, together with a mainline railway station providing fast and frequent services to London Waterloo.

The surrounding area is particularly well served by highly regarded schools, while beautiful countryside, picturesque walks along the Wey Navigation and the renowned RHS Garden Wisley offer excellent opportunities for leisure and recreation.

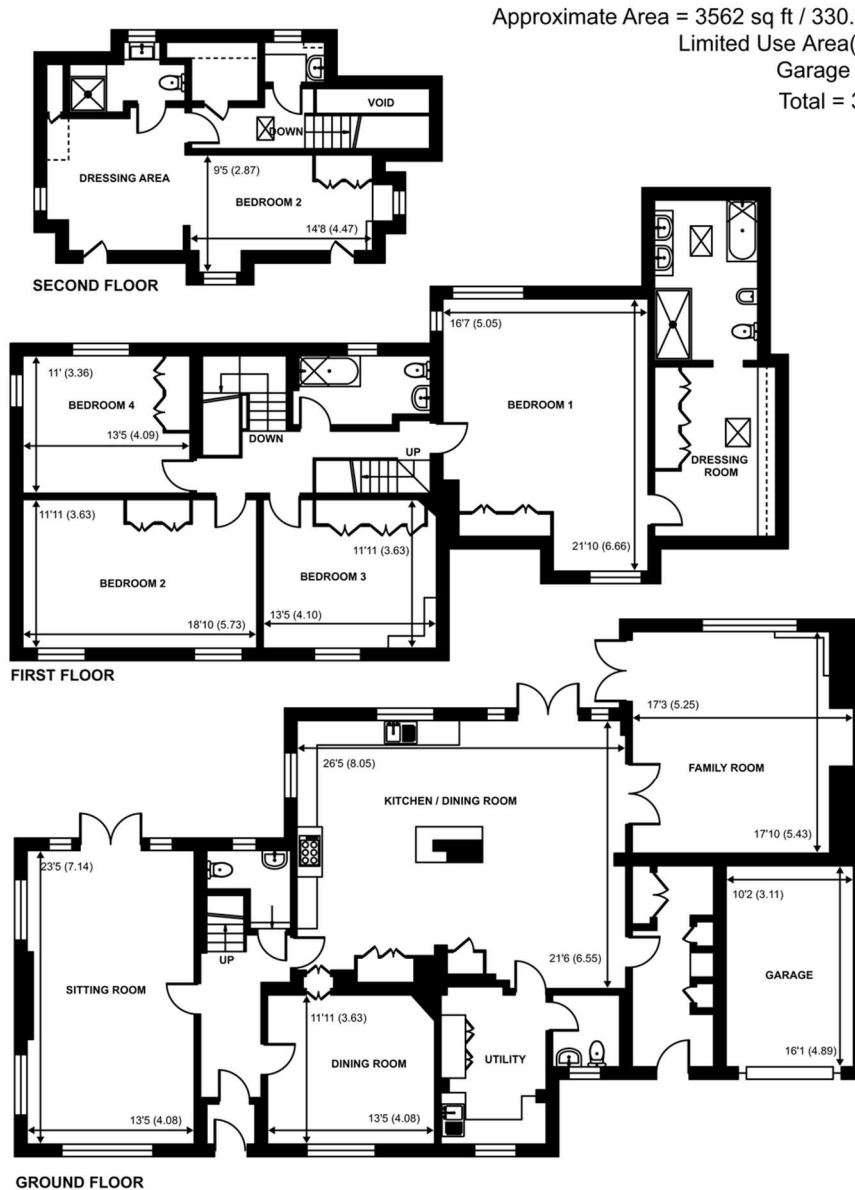
For commuters, the nearby A3 and M25 provide convenient access to London and the wider motorway network, together with connections to Heathrow and Gatwick airports.



Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals. Traditional build, built circa 1922. The property benefits from gas central heating, with both the boiler and Aga serviced annually in the autumn. Both were most recently serviced in autumn 2026. Garage, driveway parking and EV charger. There is no fixed annual contribution to the Residents' Association for the private road, with the amount varying each year but typically remaining below £500. Additional contributions may be required for significant works, such as road resurfacing, although no such expenditure has been necessary during the current owners' 30-plus years of occupation. Residents are consulted regarding any proposed major works.

Floorplan



Approximate Area = 3562 sq ft / 330.9 sq m (excludes void)

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 3749 sq ft / 348.2 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1516020

Sales Enquiries

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Reference: CWB060253

