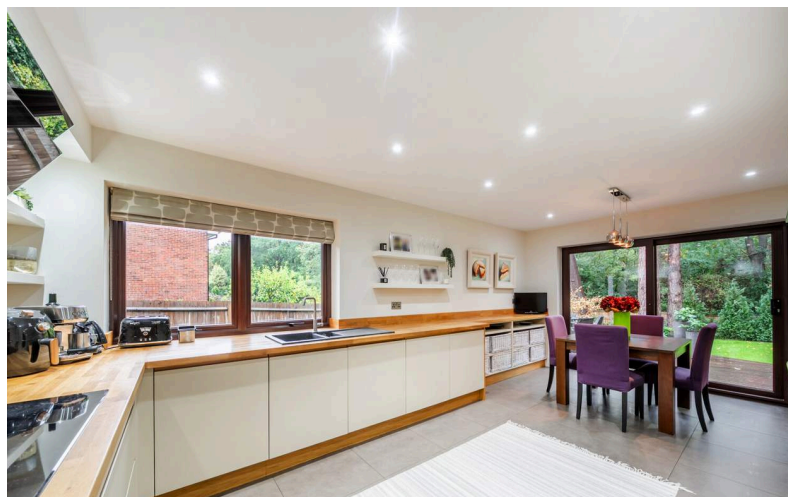


CURCHODS



Windward, 1 Coppice End

Pyrford, Surrey, GU22 8PU

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Guide Price £1,350,000

Freehold



Windward is an attractive detached family home, offering generous and versatile accommodation across the main house and a separate one-bedroom annexe. With four bedrooms in the principal residence, a beautiful kitchen/diner, multiple reception rooms and a study, this is a home ideally suited to modern family living, multi-generational households or those seeking additional independent accommodation.

The main house provides a welcoming and spacious layout, with two reception rooms offering flexibility for both formal entertaining and relaxed everyday living. The beautiful kitchen/diner forms a natural focal point of the home, providing an ideal space for family meals, socialising and entertaining. A separate study offers an excellent environment for home working, while the first-floor accommodation comprises four bedrooms, including a principal suite with its own en-suite bathroom, complemented by a further family bathroom.

A particularly attractive feature of the property is the balcony extending across the front of the house, providing an appealing outdoor space and adding character to the property's exterior.

Further enhancing the appeal is the separate one-bedroom annexe, which benefits from its own kitchen and bathroom, creating a self-contained living space. This offers excellent flexibility for extended family, guests, independent living or potentially a home office, subject to individual requirements.

Combining spacious family accommodation with the considerable benefit of a self-contained annexe, Windward presents a fantastic opportunity for buyers seeking a versatile and well-proportioned detached home.



Key Features

- Planning permission granted for the erection of a two storey side and single storey rear extension and reinstatement of garage - Woking BC Ref: PLAN/2025/0364
- One Bedroom Annexe to the ground floor
- Four generous bedrooms with ensuite to the principal bedroom
- Driveway parking for multiple vehicles
- Generous sunny plot in a stunning woodland setting
- Handy for the commuter, ideal for many excellent schools
- Easy access to the M25 and A3 providing links to Heathrow and Gatwick airports
- Picturesque countryside , canal side walks and plenty of golf clubs nearby

Additional Information

Our client has advised the property has mains drainage, water, gas, electricity and mobile and broadband signals. Timber Frame Construction. Situated on a private road - there are no set charges, the communal driveway was recently resurfaced and the cost was split equally. All the trees on the property are subject to a blanket TPO.

EPC C | Council Tax Band G

Location

Coppice End enjoys a prime position within easy reach of both Woking and West Byfleet mainline stations, providing fast services to London Waterloo in under 30 minutes. The area offers an excellent mix of local amenities, with a Waitrose, popular cafés, and boutique shops close by, while Woking town centre provides a wide choice of restaurants, shopping, cinema, and theatre.

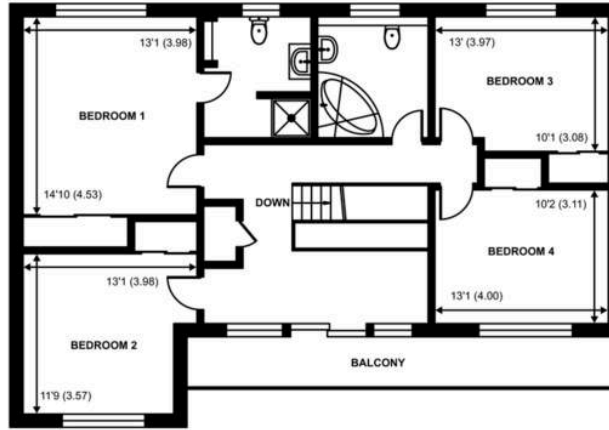
For commuters, the A3 and M25 (junctions 10 and 11) are readily accessible, giving convenient routes into London, the South Coast and both Heathrow and Gatwick airports. Families are well catered for with an outstanding selection of highly regarded state and private schools nearby.

Leisure opportunities are abundant, with scenic canalside and countryside walks on the doorstep, a choice of golf courses, and the historic Brooklands racing circuit just 5 miles away, now home to the Brooklands Museum and Mercedes-Benz World. Also on this site is a large retail park with Marks & Spencer, Tesco, and other outlets ensuring comprehensive shopping facilities close at hand.



Approximate Area = 2178 sq ft / 202.3 sq m
Annexe = 268 sq ft / 24.8 sq m
Total = 2446 sq ft / 227.1 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). © nīche.com 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1536160

01932 350011 | west-byfleet@curchods.com

56, Station Approach, West Byfleet, Surrey, KT14 6NE

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Reference: CWB260091

