W&S 1933



Hunterswood, Hazel Road

West Byfleet, KT14 6JJ

W&S

Tel| 01483 284 141
Email| enquiries@willsandsmerdon.co.uk
Web| willsandsmerdon.co.uk



A stunning 5 bedroom brand new detached home offering over 2,500 sq ft of accommodation with wide South facing gardens just 0.7 miles from Station & Town Centre

Reception Hall - Guest WC - Lounge - Study - Open Plan Kitchen/Dining/Day Room - Utility/Boot Room - 5 Double Bedrooms - 3 Bathrooms - South Facing Gardens - 10 Year Build-Zone Warranty.









Hunterswood, Hazel Road

West Byfleet,

Wills & Smerdon are delighted to bring to market this bespoke designed brand new 5 bedroom home by Christopher Wren Developments.

Once across the threshold the spacious reception hall gives access to all the main day spaces of the home which includes a lounge with bay window and contemporary fireplace, a useful study before reaching the Oak double doors to the 'engine room' kitchen/dining room/day room. This space is fully equipped (see specification) with twin bi-folding accesses to the South facing patio and gardens. The ground floor is completed by utility/boot room with side access for muddy paws, and the guest cloakroom in the hall.

A large picture window provides cascading light into the stairwell to the upper two floors which provide 5 double bedrooms, 3 bathrooms (2 suites) along with a full dressing room to the main suite.

The large block paved frontage is accessed between brick pillars with electricity installed should automated gates be desired, with excellent width to the Western flank ideally suited for the positioning of an outbuilding/garaging, subject to the usual consents.

Specification highlights: bespoke Et Lorem kitchen, Quartz counters and upstands, Siemens appliances, Bora 'downdraught' Induction hob, Quooker hot water tap, wine cooler, Porcelain tiled floors where not carpeted, Hansgrohe & Duravit sanitary fittings, CAT5e cabling, underfloor heating to ground & first floors, Air Source Heat Pump, pressurised 300l hot water tank, EV charging point, Painswick finished Sash double glazed windows.

About the Developer: For over 45 years Christopher Wren Developments have consistently evolved their reputation of excellence for harmonising both quality and individual design which have been bespoke to each location throughout Surrey, Berkshire & Hampshire. Crafted to the highest standards with impeccable attention to detail, both the internal and external finishes reflect a much admired specification. Complemented by the highest standards in efficient energy performing products and conforming to the latest codes and standards, it is understandable why purchasers have been justifiably proud to own a Christopher Wren Developments new home.

Woking Borough Council Tax Band: To be assessed.
Tenure: Freehold Main services connected - Gas if required in road

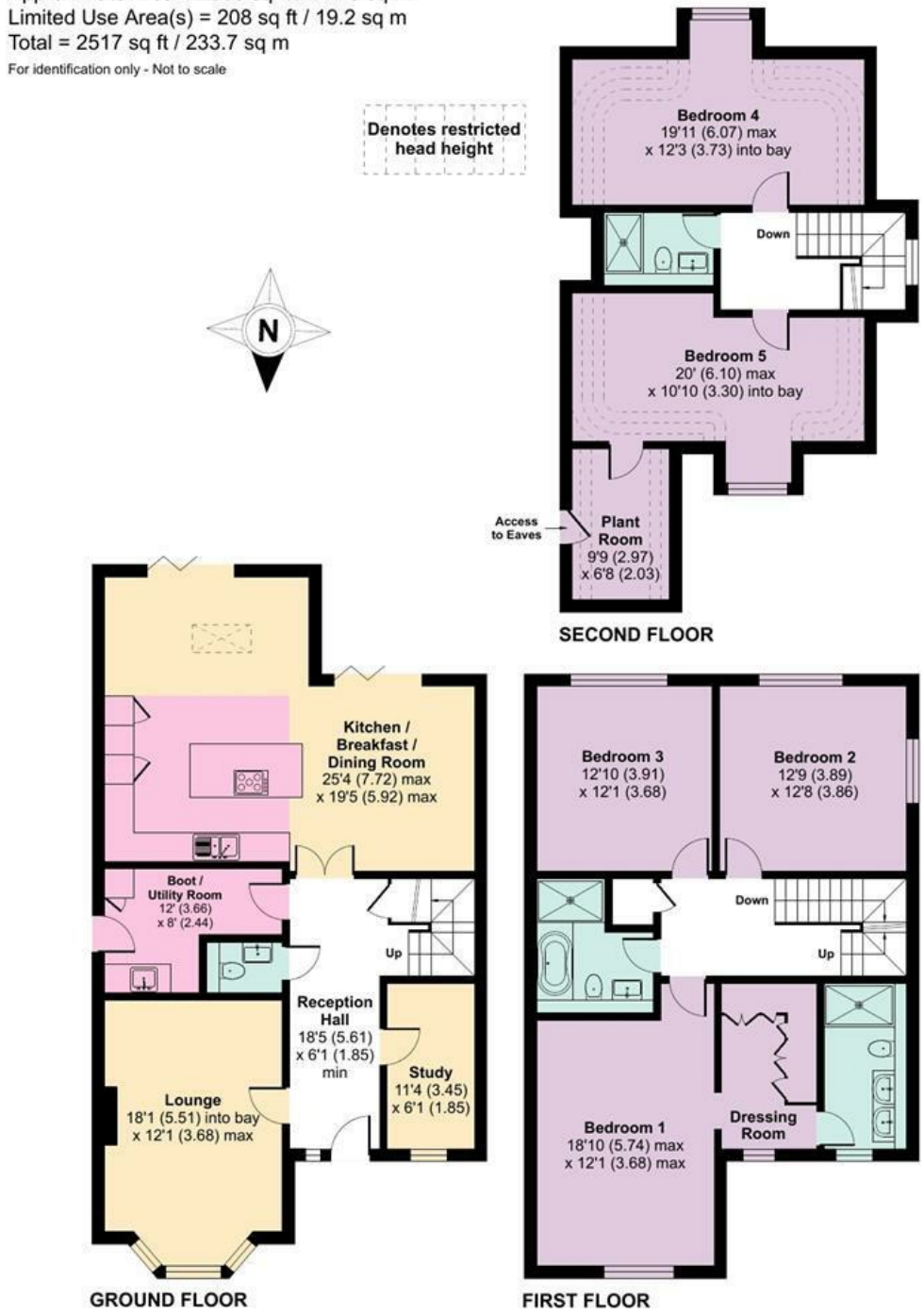








Approximate Area = 2309 sq ft / 214.5 sq m
Limited Use Area(s) = 208 sq ft / 19.2 sq m
Total = 2517 sq ft / 233.7 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for Wills and Smerdon. REF: 1069788








DIRECTIONS

Approaching West Byfleet from the A3 along the A245 Old Woking Road, proceed through the traffic light junction and continue straight, taking the 3rd turning on the left into Oakcroft Road. Take the 2nd turning on the left into Hazel Road. The driveway to Hunterswood will be found on the right., ///wonderfully.grid.score

6 Station Parade, East Horsley, Surrey, KT24 6QN
T| 01483 284 141 **E**| enquiries@willsandsmerdon.co.uk **W**| willsandsmerdon.co.uk