



ALEXANDER RUMSEY
REAL ESTATE

Dartnell Court, West Byfleet, KT14

Guide Price £1,250,000

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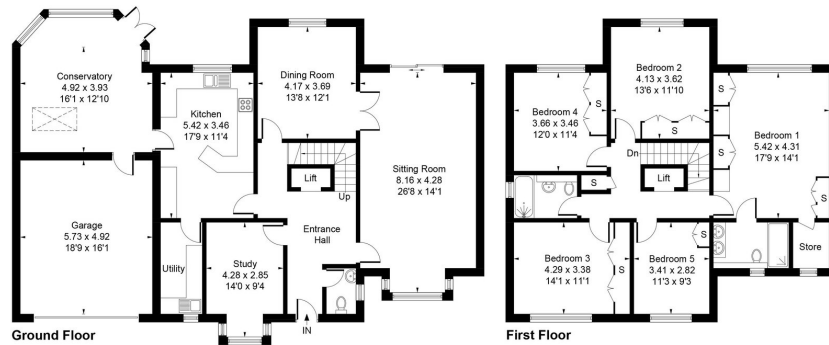
A welcoming entrance hall leads into the main ground floor accommodation. The elegant sitting room is positioned to the front of the property and provides a generous and comfortable principal reception space, centred around an attractive feature fireplace. A separate dining room offers an ideal setting for more formal entertaining, with pleasant views across the garden.

The kitchen forms the heart of the home and is fitted with an extensive range of cabinetry and work surfaces, complemented by a substantial central island. There is excellent storage, integrated appliances and ample space for informal family dining. From here, the accommodation flows seamlessly into the conservatory, creating a wonderfully bright additional living space overlooking the garden. A wood-burning stove adds warmth and character, while doors open directly onto the patio, making this a superb space for both relaxing and entertaining throughout the year.

A separate utility room and study provide further practicality, with the study offering an ideal dedicated home-working space. Internal access to the garage adds further convenience and completes the ground floor. Upstairs, the principal bedroom is particularly impressive, featuring fitted wardrobes, a walk-in wardrobe and a private en suite bathroom. Four further bedrooms are all generously proportioned and benefit from fitted wardrobes, providing excellent storage and flexibility for family members, guests or alternative uses. The bedrooms are served by a well-appointed family bathroom, incorporating both bath and separate shower facilities. Outside, the mature rear garden is a particularly attractive feature of the property. Mainly laid to lawn and surrounded by established borders and mature trees, it enjoys a high degree of privacy and provides a peaceful setting away from the hustle and bustle of everyday life. A large paved patio offers an excellent space for outdoor dining, entertaining and enjoying the garden during the warmer months. To the front, a generous driveway provides ample off-road parking and leads to the integral garage. Overall, this is an impressive and versatile family home in a highly regarded Dartnell Park location, offering substantial accommodation, excellent entertaining space, a private mature garden.



Approximate Gross Internal Area = 265.56 sq m / 2858 sq ft
(Including Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- Substantial detached family home
- Five generous bedrooms
- Lift providing access between floors
- Bright conservatory with wood-burning stove
- Mature, private rear garden with patio
- Highly sought-after Dartnell Park cul-de-sac
- Principal bedroom with en suite & walk-in wardrobe
- Impressive kitchen with large central island
- Multiple reception rooms & separate study
- Driveway parking & integral garage



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