



WARREN LANE

PYRFORD • SURREY

HOME FARM WARREN LANE, PYRFORD, SURREY, GU22 8XD

Nestled in the heart of leafy Surrey, Home Farm is a truly exceptional country residence that seamlessly combines timeless character with modern luxury. Situated on the prestigious Warren Lane in Pyrford, this substantial detached home enjoys what is arguably one of the finest and most idyllic settings in the area. Set within approximately 4.5 acres of beautifully landscaped gardens, paddocks and open countryside, this exceptional property offers complete privacy and tranquillity while remaining within easy reach of Woking, West Byfleet and excellent transport links to London.

Approached through private gates, the property occupies a generous plot with a sweeping driveway and immaculately maintained grounds. Inside, the home is rich in period charm, featuring exposed beams, vaulted ceilings and open fireplaces, all thoughtfully complemented by contemporary finishes and high-specification fittings. The accommodation is both spacious and versatile, comprising six elegant reception rooms, a bespoke kitchen with adjoining breakfast area, utility room and an impressive entrance hall. Upstairs are five generously proportioned bedrooms, including a luxurious principal suite with dressing area and en-suite bathroom. This house provides excellent space for family living and entertaining alike.

Complementing the main residence is an excellent range of ancillary buildings, including a fully self-contained one-bedroom annexe, a detached brick-built games room and a separate gym. Whether accommodating extended family, hosting overnight guests or working from home, these additional buildings provide exceptional flexibility. The grounds are a particular highlight, having been thoughtfully designed for both relaxation and equestrian use. A well-equipped stable block with tack room serves the adjoining paddock, while two ornamental ponds, a meandering natural stream and mature planting create a wonderfully tranquil setting. Uniquely, the property also enjoys a section of frontage along the Wey Navigation, complete with its own private mooring.



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ACCOMMODATION & SPECIFICATION

 6  6 EPC rating C  7482 sq ft  West Byfleet 1.8 mile









LOCATION

Despite its wonderfully secluded setting, the property enjoys the best of both worlds. Hidden away in one of Surrey's most desirable locations, it remains conveniently close to the centres of Woking and West Byfleet, with their excellent shopping, restaurants and mainline railway stations.

Fast and frequent services from Woking reach London Waterloo in approximately 25 minutes, while the A3 and M25 provide excellent road connections to London, Heathrow and Gatwick airports.

The area is renowned for its outstanding schools, including Hoe Bridge School, St George's College, Weybridge, Guildford High School and The Marist School. Leisure facilities are equally impressive, with Nuffield Health and Byfleet Lawn Tennis Club being closeby. Home Farm is situated between Pyrford Lakes Golf course and the prestigious Wisley Golf Club. The property also lies adjacent to RHS Garden Wisley and is surrounded by miles of Green Belt countryside, with picturesque walks along the Wey Navigation right from the doorstep.

Home Farm is a property perfectly suited to those who love to entertain. From elegant dinner parties and family celebrations to relaxed summer gatherings in the gardens, the generous accommodation and outstanding grounds provide the perfect backdrop. Equally, with its self-contained annexe and additional outbuildings, it is ideal for those who regularly welcome friends and family to stay.

Opportunities to acquire a home of this calibre, in such an exceptional setting, are seldom available. Home Farm offers a truly unique lifestyle, combining privacy, character, space and convenience in one remarkable property. Don't miss this rare opportunity. Contact us today to arrange your private viewing and experience everything Home Farm has to offer.







Approximate Gross Internal Area = 469.2 sq m / 5051 sq ft
 Stables = 62.3 sq m / 670 sq ft
 Outbuildings = 163.6 sq m / 1761 sq ft
 Total = 695.1 sq m / 7482 sq ft
 (Including Garage / Excluding Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1314682)
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Seymours

PRESTIGE HOMES

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