

BROADOAKS PARK

WEST BYFLEET



LONDON
SQUARE

BEYOND THE GATES THE WORLD QUIETENS

At the heart of twenty-five acres of private Surrey parkland stands a commanding Grade II listed manor, raised in 1876 with the pedigree of Belgravia and presiding over the grounds ever since.



EVERY REASON TO BE HERE



25 ACRES OF MATURE PRIVATE PARKLAND

Grade II listed 1876 Surrey manor on 25 acres of mature parkland; serene, irreplaceable, generations in the making.



AN ESTABLISHED COMMUNITY

West Byfleet retains a friendly village character with local cafés, independent shops, community events and a welcoming neighbourhood atmosphere.



LARGE FAMILY HOMES

From character Edwardian homes and 1930s family houses to modern apartments near the station, West Byfleet offers something for a wide range of buyers.



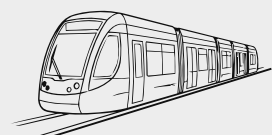
STRONG SURREY LOCATION

Positioned between Woking and Weybridge, residents benefit from access to larger town amenities while enjoying a quieter village atmosphere.



GREAT LOCAL AMENITIES

Residents enjoy a range of everyday conveniences including Waitrose, restaurants, cafés, health services, and independent retailers all within easy reach.



EXCELLENT COMMUTER LINKS

Waterloo in 30 minutes, A3 and M25 minutes away, Heathrow in half-an-hour; The city when you want it, Surrey's quiet the moment you don't.



EXCELLENT SCHOOLS

The area is popular with families due to a selection of highly rated primary and secondary schools, including several Ofsted-rated Good and Outstanding schools nearby.



ABUNDANCE OF GREEN SPACE

The area is surrounded by parks, golf courses, woodland, the Basingstoke Canal and the River Wey, providing plenty of opportunities for walking, cycling and outdoor recreation.



SAFE AND SECURE COMMUNITY

West Byfleet is regarded as a safe and desirable place to live, with a strong residential appeal. On site, a dedicated play area gives children a secure space to play.



STRONG DEMAND AND PROPERTY VALUES

The area's excellent transport links, school catchments and Surrey postcode continue to support long-term demand from both owner-occupiers and investors.

NATURAL HERITAGE

MADE FOR LIVING



BROADOAKS PARK, WEST BYFLEET

AN ADDRESS THAT IS ESTABLISHED



A place doesn't earn a history like this overnight.

Raised in 1876 with all the grandeur of Belgravia, the manor at the heart of Broadoaks Park has stood at the centre of this corner of Surrey for a century and a half. Families were here long before this one, each leaving some small trace behind; a worn step, a mark on a door frame, a story someone still tells.

Live here and that history doesn't sit behind you admired from a distance. It's a warmth in the rooms no architect can draw from scratch. Not history you inherit and leave untouched. History that's still quietly being added to, one family at a time. Perhaps, now, by you.



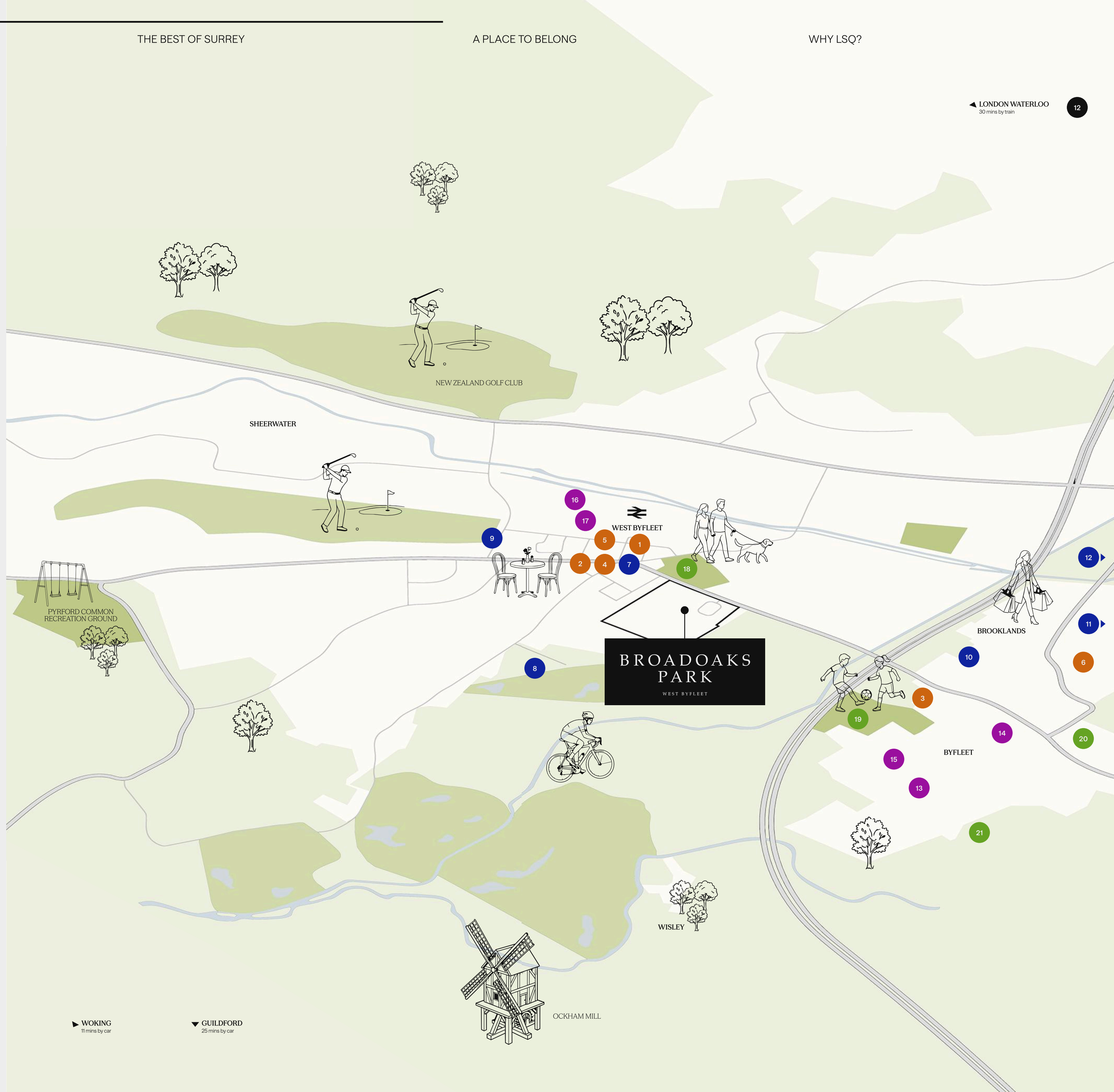
Broadoaks in 1889, prior to addition of the east and south extensions.
Surrey History Centre

Weybridge Town Lock

THE BEST OF SURREY

West Byfleet village sits on your doorstep,
with Surrey's finest dining, spas and golf
courses within a short drive.

WAITS BEYOND THE GATES





ROOM TO ROAM

The countryside is never far.

Woodland walks lead straight from the doorstep, and RHS Garden Wisley, one of the great gardens of the world, is minutes away.

Room to roam, room to breathe, and the seasons changing in full view.

West Byfleet Recreation Ground
4 mins cycle

Byfleet Recreation Ground
7 mins cycle

Manor Farm Nature Reserve
11 mins cycle

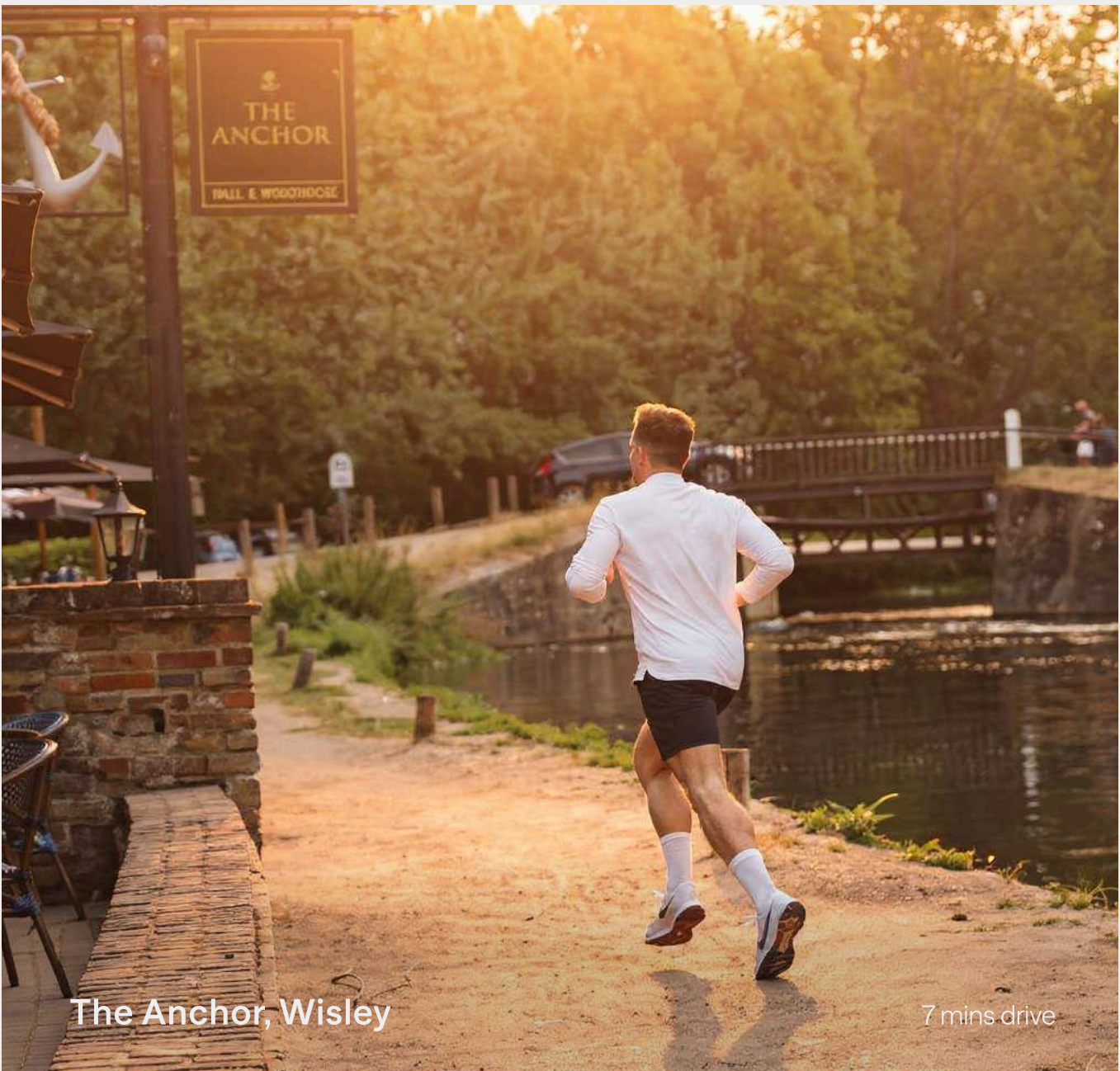


River Wey Navigation Towpath

ALONG THE RIVER’S EDGE

The Wey Navigations run right past, their towpaths made for a morning cycle or an evening run.

Follow them as far as the mood takes you, or stop for lunch at The Anchor in Wisley, a favourite for those who know the water best.



The Anchor, Wisley

7 mins drive

YOUR TIME,
WELL SPENT

Close to home, whenever you need it.

Play a round when the weekend calls, wander the gardens at RHS Wisley, spend an afternoon tasting at Albury Vineyard or take to the track at Mercedes-Benz World. Whatever fills your free time, the best of Surrey is right on your doorstep.

A VILLAGE
TO SAVOUR



Wander out and find there's a seat for every occasion.

Artisan bakeries and an authentic Italian coffee within walking distance, a contemporary restaurant with a six-course tasting menu for evenings that call for it, a welcoming pub for a slower Sunday.

BROADOAKS PARK, WEST BYFLEET



LUNCHING OUT

- Yarrow at West Byfleet
3 mins drive, 12 mins walk
- Ciccio's Cafe
3 mins drive, 13 mins walk
- The Anchor
7 mins drive

DINNER DATE

- Kayal
4 mins drive, 12 mins walk
- Clava Restaurant
4 mins drive, 13 mins walk
- The Ivy Cobham Garden
12 mins drive

GROWING
UP HERE

West Byfleet's schools are one of its greatest strengths.

Highly regarded state, faith and independent options sit within easy reach of Broadoaks Park, while prestigious names like ACS Cobham, Reed's and St George's College lie just beyond. Every stage of education close to home.



NURTURING
TALENT

Greenfield School

Specialist 11+ and scholarship preparation, with dedicated programmes designed to stretch high-achieving students.

INSPIRING THE
NEXT GENERATION

Fullbrook School

A Maths, Science and Technology specialism supported by STEM competitions, sport, music and extensive enrichment opportunities.

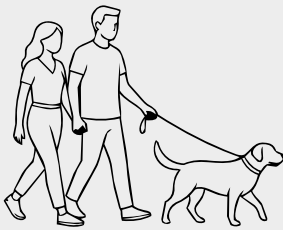
INNOVATION ON
THE DOORSTEP

University of Surrey

A research-led university with recognised expertise in AI, engineering and space technology, including more than 45 years of small-satellite innovation.

[VIEW THE EDUCATION GUIDE](#)

BEYOND
WEST BYFLEET



Some places are worth leaving home for.

There's Guildford, its cobbled high street climbing up from the river, full of shops to explore and corners to discover. And Weybridge, where a riverside walk leads you to waterside dining. Each is close enough for the spur of the moment, and exciting enough to make a day of.

BROADOAKS PARK, WEST BYFLEET



Guildford High Street

14 mins by train



Guildford Castle

14 mins by train



CLOSE TO EVERYTHING A WORLD AWAY FROM IT ALL

Trains from West Byfleet reach London Waterloo in around thirty minutes, with Clapham Junction closer still.

By road, the A3 and Junction 10 of the M25 are minutes away, with Heathrow around 30 minutes and Gatwick around 35 minutes by car. The city when you want it. The quiet of Surrey when you don't.



Winchester

54 mins by train



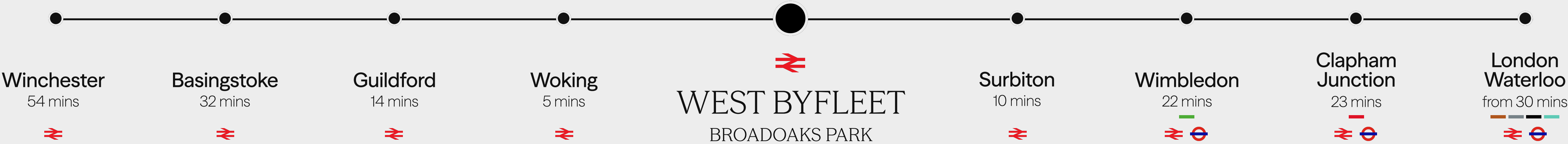
Guildford

14 mins by train



Waterloo

30 mins by train



Travel times and distances are approximate and sourced from Google Maps, Citymapper, and tfl.gov.uk

TWENTY-FIVE PRIVATE ACRES

ONE ESTABLISHED ADDRESS

Mature oaks. Ornamental lawns. Quiet, considered landscaping.

At its centre, the listed manor presides as it always has. A place apart, kept beautifully and kept private.

THE FULL PICTURE

No two walks here look quite the same.

Paths lead out through woodland and clearings that shift with the seasons, past corners you'll notice differently each time. Wellies by the back door, a bike left on the lawn, an evening walk that always finds a reason to go on a little further.

- 2 bedroom coach house
10 and 11
- 3 bedroom house
7, 8, 13, 14, 17, 19, 26 and 27
- 4 bedroom house
6, 9, 12, 15, 16, 18 and 20
- Phase 3



ROOM TO GROW, SPACE TO PLAY



A dedicated play area sits at the heart of the development, surrounded by open lawns and mature trees.

And with twenty-five private acres beyond it — quiet, green and a world away — there's space for afternoons to stretch out, for bikes on the lawn, and for neighbours to become familiar faces.



Children's play area, Broadoaks Park





2 BEDROOM COACH HOUSES

Charming two bedroom coach houses, light-filled and easy to love, set amongst settled lawns and mature oaks. A home with history, ready for its next chapter.



3 AND 4 BEDROOM TOWNHOUSE

Generous, three and four bedroom light-filled family homes, set among restored heritage and landscaping decades in the making.



Kitchen

Townhouse



Living

Townhouse



Dining

Townhouse



Bedroom

Townhouse



Office

Townhouse



Bathroom

Townhouse



Garden

Townhouse

SUSTAINABLE LIVING IN THE CAPITAL

By embracing innovative design and prioritising sustainability, we aim to build communities where people want to live, now and in the future.

SOCIAL

We focus our efforts on building sustainable communities as they are at the heart of who we are and what we do.

We are proud to be a Living Wage Employer and accredited with the Greater London Authority’s good work standard.

ENVIRONMENT

We continue to innovate in order to secure a sustainable future for all.

We focus heavily on ways we can reduce our impact on climate change and the pressures put on the earth, nature and our precious resources.

GOVERNANCE

We are committed to increasing diversity at all levels of our organisation, including our Executive Board.

However, the Board is supported by a strong team, with a higher-than-industry-average representation of female and BAME employees.

COMMUNITIES

We will keep building sustainable communities where people can live, work, learn and play.

INCLUSION

We will continue to be an inclusive employer of choice and create developments that foster inclusion in the community.

EMPLOYMENT

We will remain an outstanding employer that people want to work for.

CARBON

We will work to build net zero carbon homes by 2030, decreasing our greenhouse gas emissions year on year.

WASTE

We will continually strive to reduce, re-use and recycle, recycling a minimum of 98% of our construction waste.

NATURAL RESOURCES

We will continue to source materials with the least environmental impact, reduce water consumption and increase biodiversity.

CORPORATE GOVERNANCE

We will continue to be well governed and do business in a clear and transparent manner.

BUSINESS ETHICS

We will continue treating our suppliers and customers fairly.

REPORTING

We will continue to pay fair taxes.

BENEFITS OF BUYING WITH LSQ

Both our new build and refurbished properties come with a promise: you can move straight in and immediately relax in your home. No stress or costly renovation to worry about.



Your home carries the reassurance of a 10-year warranty.



We create sustainable communities where people thrive.



We subscribe to and comply to the Consumer Code for New Homes.



Our dedicated sales and customer care teams will guide you through every step of your purchase.



Our mission is to make a difference to people's lives which continues once residents have moved in.



You can be assured that your new home will meet our very high standards in every aspect of the build and finish.



Quality is built into the very fabric of our homes, so you can buy with complete confidence.



Your home carries a 2-year defect period managed by the London Square Customer Care team.



Your new home complies with all the building regulations for sustainability, insulation and energy efficiency.

LONDON SQUARE DEVELOPMENTS



Westminster Tower



Wimbledon Bridge House



Fifty Brook Green



Twickenham Square



Twickenham Green

SHAPING THE FUTURE OF LONDON LIVING

We are dedicated to making London even greater. Founded in 2010, our name was inspired by the ethos of London's famous squares – landmarks renowned for their legacy and community.

Now part of the Aldar Group of companies, London Square and Aldar are committed to creating world-class developments, anchored in high quality design, sustainability, and customer service excellence – building award-winning homes where people really want to live.

We are proud to be at the heart of delivering much-needed new homes and communities – revitalising forgotten, neglected corners of Greater London and beyond in key commuter locations. Our sites are in well-connected districts, close to good transport links and local amenities. They range from apartments for first-time buyers to smart family homes, from grand restorations and conversions to contemporary, destination developments. We also create affordable homes for shared ownership through our independent housing provider, Square Roots, established by London Square in 2022.

Our customers inspire every part of our process, they determine where we build, how we build and, above all, why we build. Every home encompasses inspiring architecture, clever design and specification and the highest standards of energy efficiency.

Creating a sense of place is embedded in every London Square development, with attractive landscaped gardens and open spaces, often with new shops and offices, redefining and helping to transform neighbourhoods and contribute to the local economy.

BROADOAKS PARK

WEST BYFLEET

THE STORY GOES ON

To arrange a private appointment, we invite
you to contact our sales team.

GET IN TOUCH

0333 666 0929

LONDONSQUARE.CO.UK/BROADOAKS-PARK

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