



MAGNOLIA HOUSE, WEST BYFLEET



MAGNOLIA HOUSE

Madiera Road, West Byfleet, Surrey, KT14 6FQ

Step into your bright and inviting sanctuary, designed for effortless living and sophisticated style. This beautifully presented collection of seven flats blends contemporary comfort with thoughtful design. Magnolia House, developed by Lancaster Homes Limited, has been carefully crafted to offer a modern lifestyle without compromise — a home that feels both stylish and welcoming from the very first step inside.

Flooded with natural light through expansive windows and Juliette balconies, each residence creates a sense of space, openness, and connection to the outdoors. Warm finishes and intelligent design make everyday living effortless, whether you're cooking in the sleek integrated kitchen, unwinding in the tranquil bedroom, or enjoying the flow of the open-plan living spaces.

Magnolia House isn't just a new home — it's your sanctuary. A place to relax, recharge, and create lasting memories, with every detail designed to make life both beautiful and convenient.



Specification

Welcome to Magnolia House, an exclusive collection of just seven beautifully crafted flats by Lancaster Homes Limited. Each home has been designed with a focus on light, space, and style — blending contemporary comfort with thoughtful details to create the perfect sanctuary.

Kitchen & Open Plan Living

- Premium Integrated Appliances: induction hob, multi-function oven, fridge-freezer, and quiet, energy-efficient dishwasher
- Design & Finishes: sleek handle-less cabinetry with grey composite worktops and grey wood-effect luxury vinyl flooring
- Lighting: recessed ceiling spotlights and LED accents
- Layout & Flow: zoned spaces create a natural transition between lounge, dining, and kitchen areas, with uninterrupted sightlines from kitchen to bay window and balcony
- Architectural Features: expansive bay window optimised for natural light and seating nook potential; inward-opening double glass doors leading to a Juliette balcony; subtle LED lighting enhancing the modern design
- Walls & Ceilings: almond white walls maximise space and freshness; ultra-smooth white ceilings create a refined finish
- Outdoor Connection: Juliette balcony with glass balustrade — maintaining safety while preserving open views

Bedroom

- Fitted Wardrobes: maximising storage with seamless, elegant design
- Luxury Carpets: warm, soft, and acoustically friendly underfoot
- Natural Light: double doors onto Juliette balconies create brightness and connection to the outdoors
- Calm Retreat: designed as tranquil, restful spaces

Bathroom

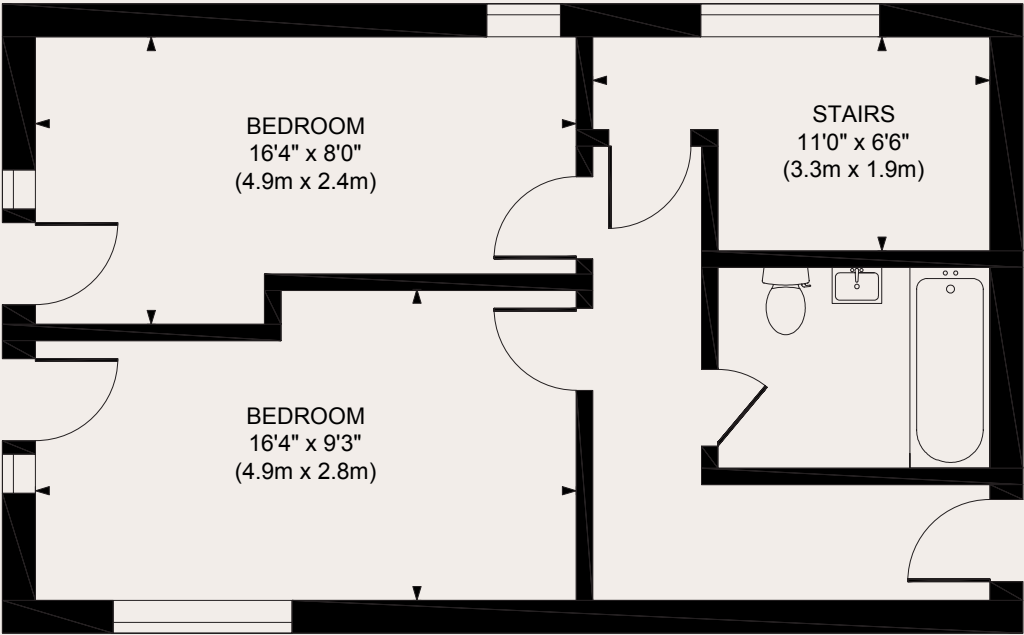
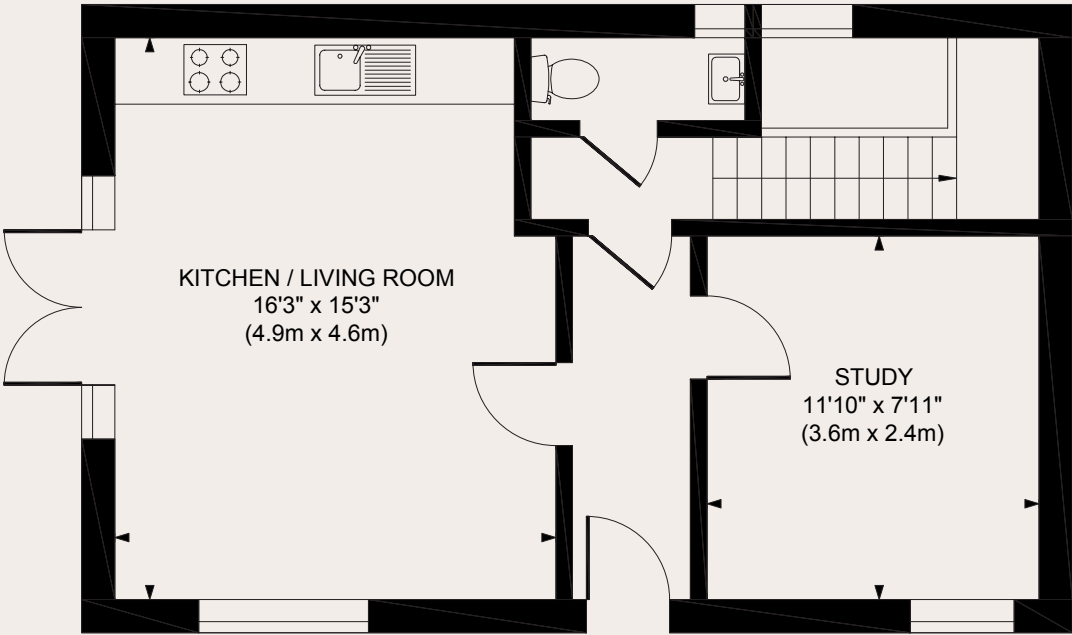
- Contemporary Elegance: wall-hung WC with soft-close seat and matching wall-hung sink with chrome mixer tap
- Bath & Shower: fitted bath with clear glass screen and large overhead rainfall shower
- Vanity & Storage: integrated vanity unit with large mirror
- Finishes: coordinated modern wall tiles and matching floor tiles for a cohesive design

Finishes & Features

- Seamless wood-effect flooring throughout living areas
- Plush, luxury carpets in bedrooms
- Smooth white ceilings for a contemporary look
- Expansive bay windows and Juliette balconies with glass balustrades

Flat 1

Approximate Gross Internal Area
919 sq. ft / 85.40 sq. m



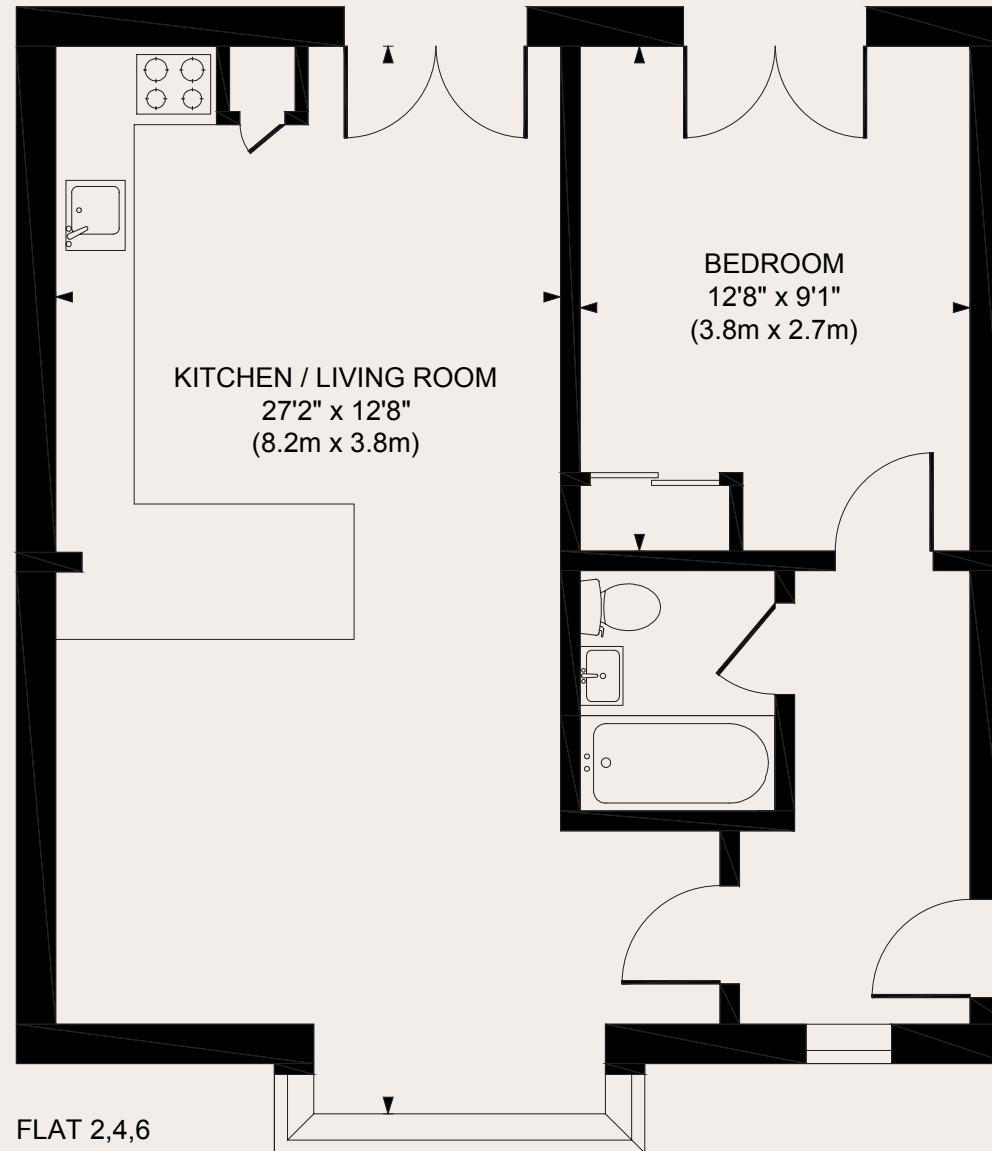
FLAT 1

This plan is for layout guidance only. Not drawn to scale unless stated. 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.

Flat 2, 4 & 6

Approximate Gross Internal Area

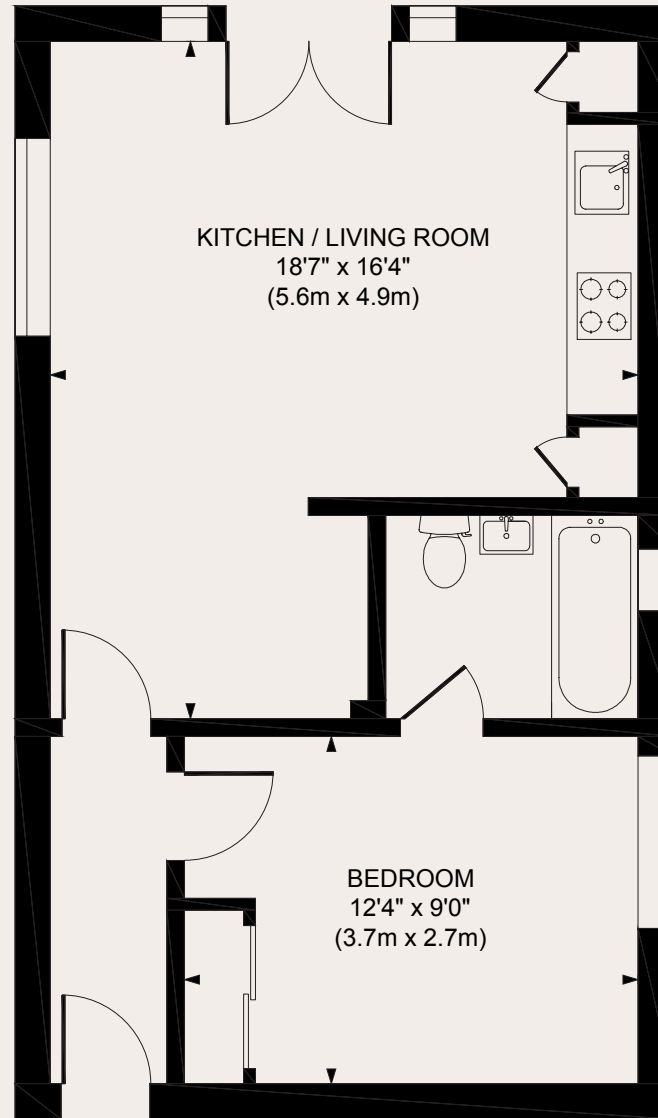
579 sq. ft / 53.81 sq. m



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Flat 3 & 5

Approximate Gross Internal Area
472 sq. ft / 43.83 sq. m

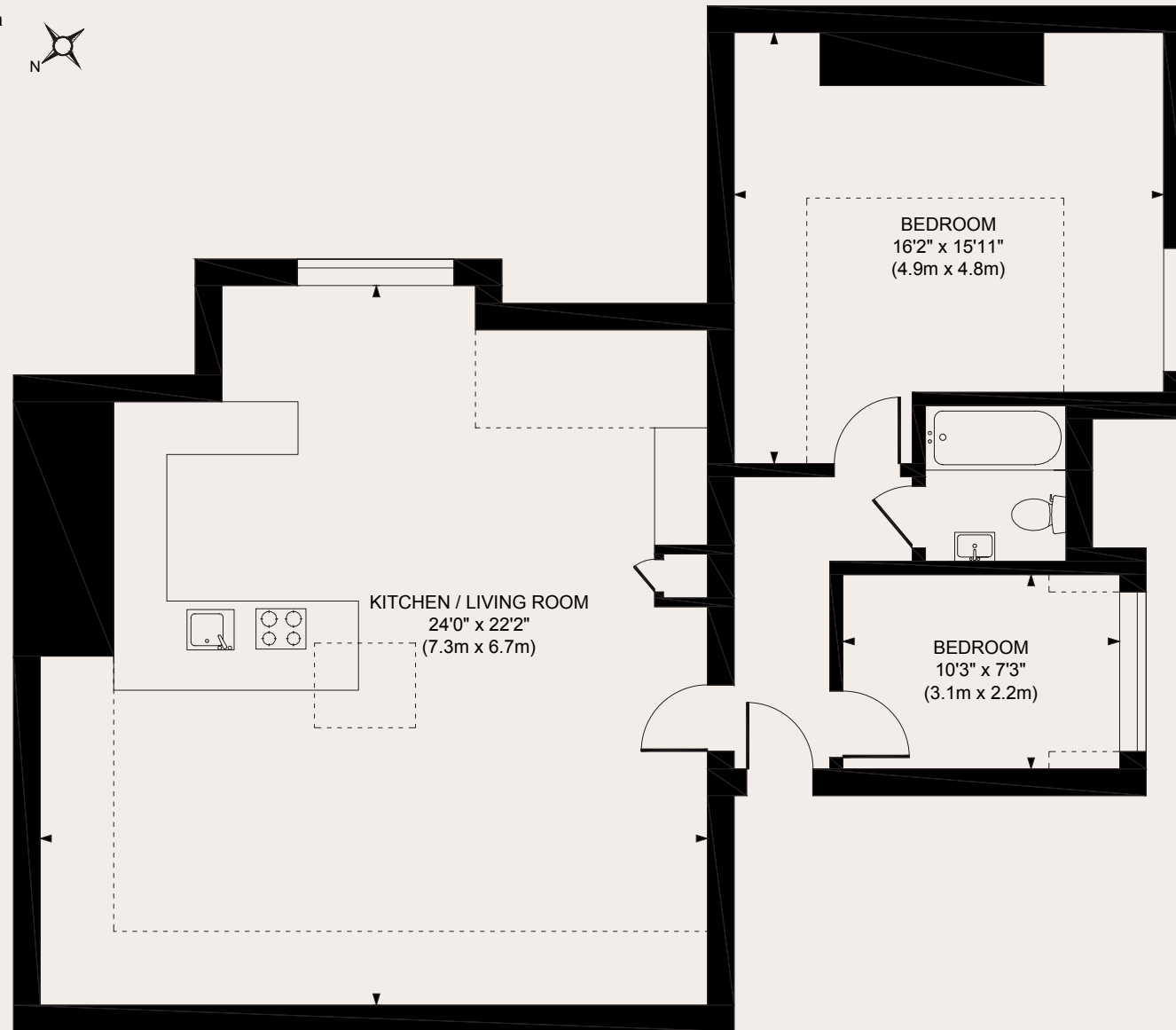


FLAT 3,5

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Flat 7

Approximate Gross Internal Area
1034 sq. ft / 96.07 sq. m



FLAT 7

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Discover the Local Area

Magnolia House is perfectly positioned in the heart of West Byfleet, a welcoming Surrey village that offers the best of both worlds — a peaceful setting with outstanding connections. For commuters, West Byfleet station is just a short stroll away, providing direct trains into London Waterloo in as little as 27 minutes, making it ideal for both work and leisure in the capital.

Closer to home, the village itself is full of charm and convenience. From the well-stocked Waitrose to an array of independent shops, hairdressers, and boutiques, everything you need for day-to-day living is right on your doorstep. There's also no shortage of places to eat, with a wonderful choice of cafés, pubs, wine bars, and international restaurants offering everything from relaxed lunches to family dinners.

Families will also appreciate the excellent local schools, with West Byfleet Junior School and The Marist School nearby, along with highly regarded secondary options such as Fullbrook and St John the Baptist School. This makes Magnolia House not only a stylish place to live but also a practical one for growing families.

For those who love the outdoors, the village is surrounded by natural beauty. The tranquil Basingstoke Canal and the scenic Wey Navigation are just moments away, perfect for weekend walks, cycling, or simply taking time to enjoy the peaceful waterside surroundings. With its blend of community spirit, green spaces, and superb accessibility, West Byfleet offers a lifestyle that is both relaxed and well connected — the perfect setting for life at Magnolia House.







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