



Homes of Distinction



MAYFORD

Guildford Road, Mayford, Woking, Surrey, GU22 0

Quietly nestled within stunning grounds approaching an acre.

A spacious residence with versatile outbuildings and ample parking, set in mature grounds approaching an acre. Within walking distance of local amenities, recreational facilities, schools and Worplesdon Station (London Waterloo from 31 minutes approx.). EPC Rating C

Superbly positioned between Woking and Guildford, this attractive and flexible residence is available for the first time in over fifteen years. Located in semi-rural Mayford, adjacent to Sutton Green, its discreetly set back from roads and neighbours in a private setting, with quick and easy access to wonderful walks, outdoor pursuits, must-have conveniences and essential travel links on the doorstep.

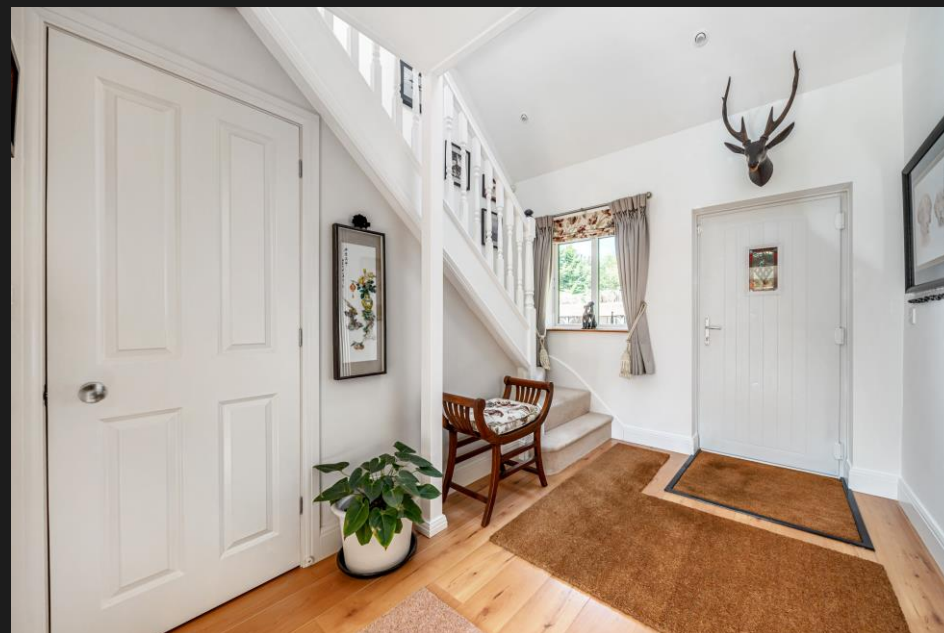
The property is approached from a short private road, then accessed via its own entrance gates with a driveway leading into a large floodlit courtyard. Comprising of a detached double garage, triple carport and front of house terrace, there is ample parking for up to eight to ten cars, being ideal for those who work from home or entertain on a frequent basis.

The accommodation is entered via a bright galleried entrance hall, and currently arranged over two floors with good attic storage space as a bonus. The internal layout is naturally light and well-proportioned throughout, with uninterrupted views of the plot. Both ground and first floor configurations are simple yet effective, with all rooms leading off into sizeable central corridors, offering much scope to flex or adapt the existing accommodation with ease.

There are five double bedrooms at present (including principal with ensuite), all of which are located on the first floor together with an extra-large spacious bathroom (19'4 x 12'11 ft approx.). Enjoyed as a one-off luxury space, the bathroom was designed and installed for conversion into two separate bathrooms, should the need arise, being either an additional ensuite (to bedroom 5) and a separate main bathroom, or a separate main shower room with separate main bathroom, for example.

Outside there is a large and delightful south-west garden with wrap-around terrace of Indian Sandstone, complete decking area, Neptune swim spa / hot tub and a handy storage shed discreetly concealed from view. This much-used but well-maintained space is completely secured, allowing children and pets to freely play, whilst the abundance of mature hedging, trees and shrubs affords a superb degree of privacy for outdoor leisure and entertaining throughout the year.

Viewings strictly by appointment with Foundations Estate Agents (SOLE AGENT)
Council Tax Band H - EPC Rating C – Road Fund £150 PA



To arrange a viewing or a valuation on your home please contact the
directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

Conveniently placed on the outskirts of Woking and Guildford, Mayford is a highly desirable village offering great access for the commuter, to the A3 which is less than 2 miles from Woking Town Centre & mainline station, with links to London Waterloo (approx 23 minutes). There is also the smaller Worplesdon station nearby offering a less frequent service. Perfect for enjoying the great outdoors, Mayford is surrounded by country parks, commons, heathland and long stretches of walks along the Basingstoke Canal and the Wey Navigation. Nearby Woking Town Centre boasts a large covered shopping facility, comprising The Peacocks and Wolsey Place, with a fantastic choice of shops and restaurants, along with two theatres and six cinemas. For nightlife, the Chertsey Road area of the town has a selection of restaurants, bars and pubs. Located within walking distance of both a primary and secondary school including the newly opened Hoe Valley Secondary School, and Woking Sports Box. The Greenfield Independent School is also located in Woking, and the highly rated University of Surrey is within easy reach in nearby Guildford.





ACCOMMODATION & SPECIFICATION

- ❖ EPC Rating C (78)
- ❖ Secure Private Grounds (0.9 acres)
- ❖ Accessed Via A Short Private Road
- ❖ Courtyard Entrance Gates
- ❖ Detached Double Garage
- ❖ Detached Triple Carport
- ❖ Parking For Up To 8-10 Cars
- ❖ Five Double Bedrooms
- ❖ Three Large Bathrooms (One En-Suite)
- ❖ Three Reception Rooms
- ❖ Kitchen/Diner/Breakfast Room (24ft)
- ❖ Utility Room & Boot Room
- ❖ Neptune Swim Spa/Hot Tub
- ❖ Virgin Media Fibre Optic Broadband

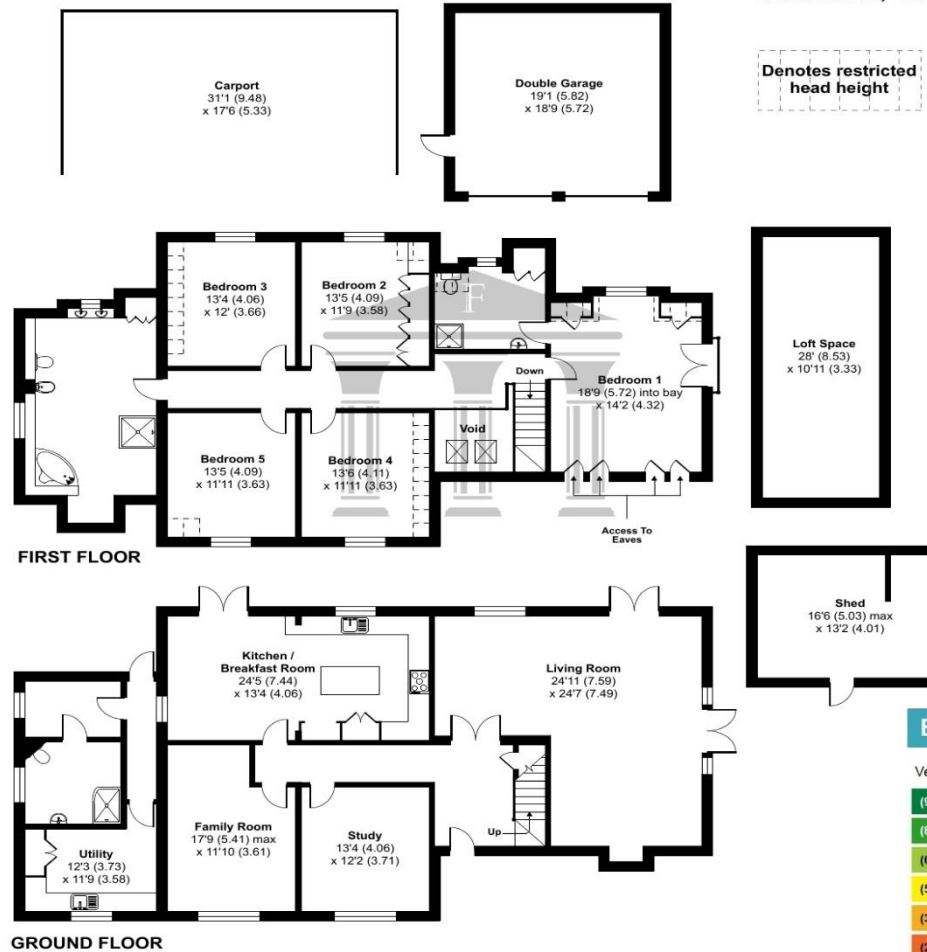


Guildford Road, Mayford, Woking, GU22



Approximate Area = 3176 sq ft / 295 sq m(excludes void)
 Limited Use Area(s) = 74 sq ft / 6.9 sq m
 Garage = 367 sq ft / 34.1 sq m
 Loft Space = 308 sq ft / 28.6 sq m
 Shed = 217 sq ft / 20.2 sq m
 Carport = 527 sq ft / 49 sq m
 Total = 4669 sq ft / 433.8 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | 78 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Foundations Independent Estate Agents. REF: 980710



69-71 Commercial Way, Woking, Surrey, GU21 6HN
01483 770800

www.foundationsofwoking.com

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.