



Homes of Distinction



MAYFORD

Tanglewood, Guildford Road, Mayford, Woking, Surrey, GU22 9QT

A masterpiece of modern luxury in a serene village setting.

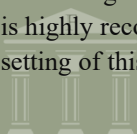
Set within a picturesque rural setting, this exceptional newly built executive residence combines countryside tranquillity with the luxury and convenience of cutting-edge modern design. Constructed to an outstanding standard by renowned local developers Balmoral Homes, this impressive five-double-bedroom home offers expansive living space, meticulous craftsmanship and a premium specification throughout.

The heart of the property is the stunning open-plan kitchen/dining/family room, featuring a beautifully designed luxury kitchen equipped with premium integrated Siemens appliances, a Quooker tap, and complementary utility room. Triple-glazed bi-fold doors flood the space with natural light and open onto the large enclosed rear garden, perfectly blending indoor and outdoor living.

The ground floor benefits from ceramic porcelain tiling and underfloor heating, with a traditional wood-burning stove creating a warm focal point in the main living room. Oak internal doors and high-quality finishes continue throughout, including all bathrooms featuring IMEX sanitaryware and underfloor heating. In total, the home offers three stylish bathrooms and three versatile reception rooms, ideal for modern family life.

Built with efficiency and comfort in mind, the property features an Air Source Heat Pump, triple-glazed windows, a full security alarm system, integrated smoke and heat detectors, external lighting, and an EV charging point. Outside, the landscaped gardens provide beautiful views over open countryside, while a spacious driveway and double garage offer excellent parking and storage solutions.

Offered to the market with **no onward chain**, this highly desirable home enjoys a sought-after village location and comes complete with a **10-year New Build Warranty**. Viewing is highly recommended to fully appreciate the exceptional quality, craftsmanship and setting of this remarkable residence.



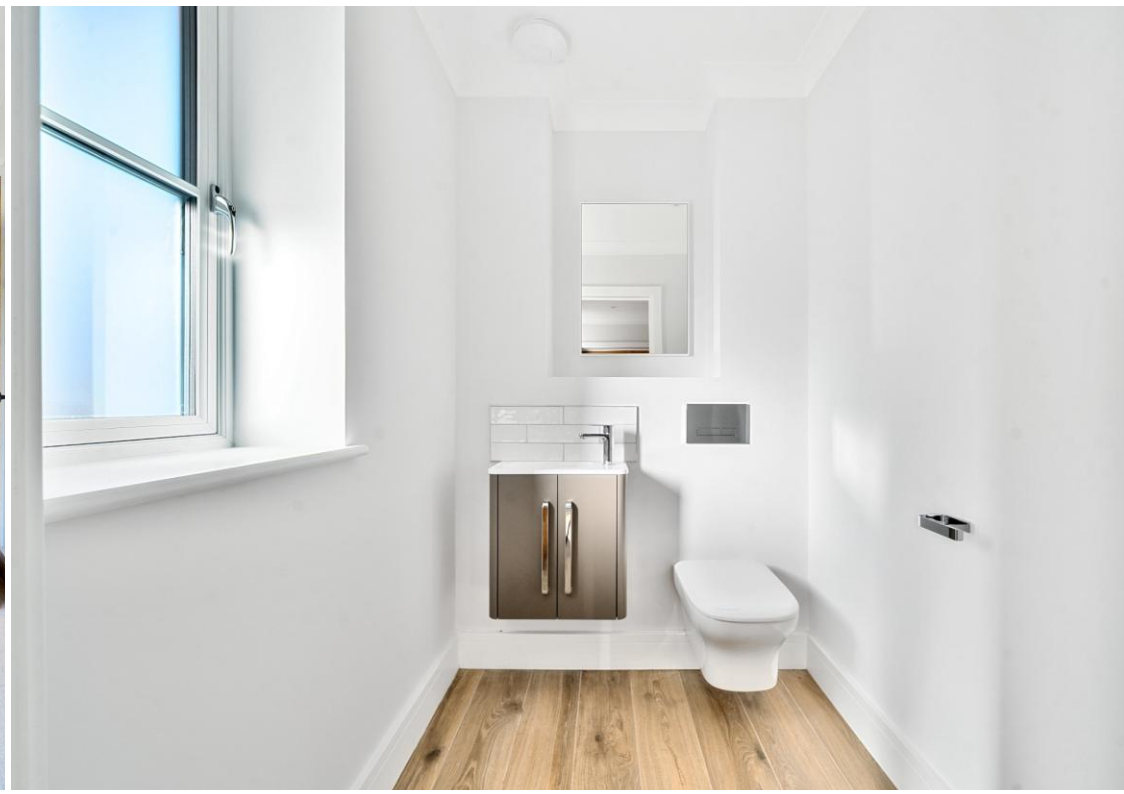
Council Tax Band TBC EPC Rating B Tenure: Freehold



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

Situated on the outskirts of Woking and Guildford, the sought-after village of Mayford offers a peaceful setting with excellent connectivity for commuters. The A3 is easily accessible, and Woking Town Centre, less than two miles away, provides mainline rail services to London Waterloo in approximately 23 minutes. For alternative transport options, Worplesdon Station offers a less frequent service nearby. Surrounded by scenic countryside, Mayford is ideal for outdoor enthusiasts, with access to country parks, commons, heathland, and picturesque walks along the Basingstoke Canal and Wey Navigation. Nearby Woking Town Centre features an extensive shopping complex, including The Peacocks and Wolsey Place, a variety of restaurants, two theatres, and six cinemas. The area is well-served by schools, including the newly established Hoe Valley Secondary School and Woking Sports Box, along with the independent Greenfield School and the highly regarded University of Surrey in nearby Guildford.





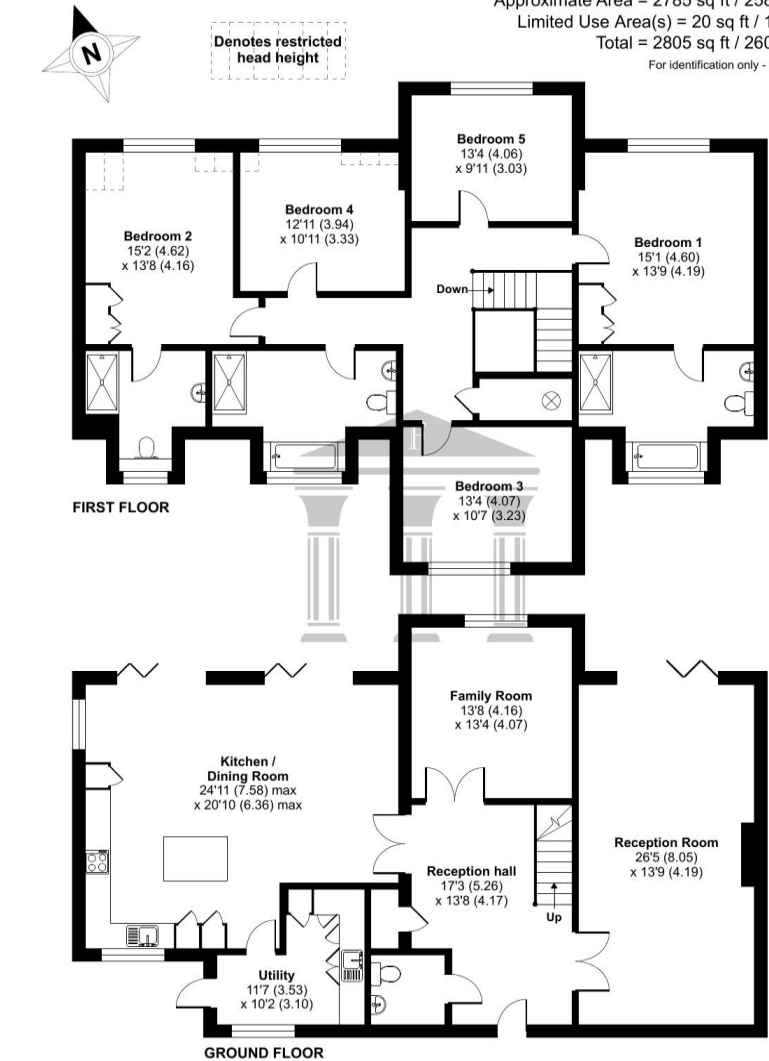
ACCOMMODATION & SPECIFICATION

- ❖ Brand New Executive Detached Residence
- ❖ Five Double Bedrooms
- ❖ Open Plan Kitchen/Dining/Family Room
- ❖ Three Beautifully Appointed Bathrooms
- ❖ Luxurious Kitchen with Integrated Siemens Appliances
- ❖ Large Enclosed Rear Garden
- ❖ Timber Framed Car Port
- ❖ Triple Glazed Windows and Doors Throughout
- ❖ Underfloor Heating
- ❖ No Onward Chain
- ❖ 10-Year New Build Warranty
- ❖ Highly Sought After Village Location



Guildford Road, Mayford, Woking, GU22

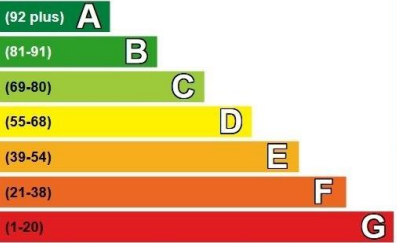
Approximate Area = 2785 sq ft / 258.7 sq m
Limited Use Area(s) = 20 sq ft / 1.8 sq m
Total = 2805 sq ft / 260.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Foundations Independent Estate Agents. REF: 1382240

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
83	87



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www.foundationsofwoking.com

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