

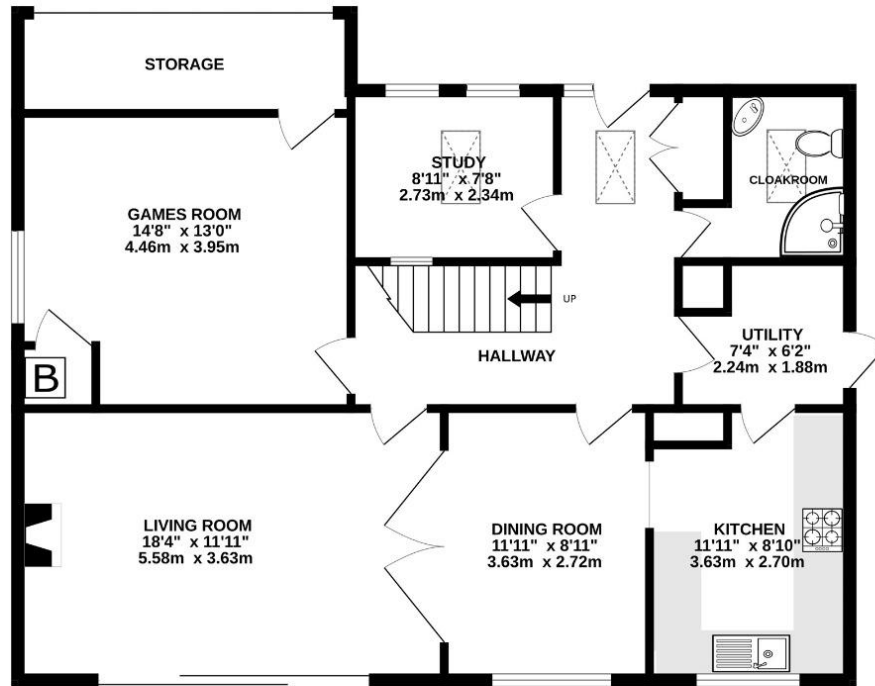


MAYFORD

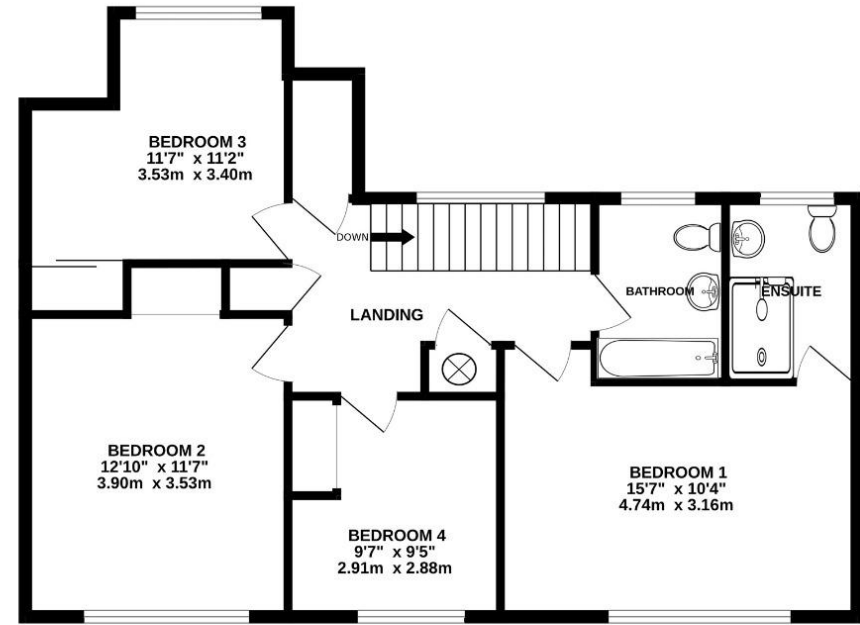
£750,000

Set within a highly sought-after and peaceful cul-de-sac in the heart of Mayford Village, this impressive detached family residence enjoys a convenient location with easy access to both Woking and Guildford town centres, together with their mainline railway stations.

GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 1800 sq.ft. (167.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Saunders Copse, Mayford, Woking, Surrey, GU22

- **Highly sought-after cul-de-sac in the heart of Mayford Village**
- **Detached family residence with four double bedrooms**
- **Two bathrooms plus ground floor shower room**
- **Open-plan kitchen and dining area with spacious living room**
- **Separate study and utility room**
- **Secluded rear garden with side access and off-street parking to front**

Set within a highly sought-after and peaceful cul-de-sac in the heart of Mayford Village, this impressive detached family residence enjoys a convenient location with easy access to both Woking and Guildford town centres, together with their mainline railway stations. The property offers an excellent balance of tranquillity and connectivity, making it ideal for modern family living.

The well-proportioned accommodation is arranged to provide both space and flexibility. The ground floor features a well-appointed kitchen opening into an open-plan dining area, perfectly suited for everyday living and entertaining. In addition, there is a spacious living room, a separate study ideal for home working, a useful utility room, and the added benefit of a ground floor shower room.

To the first floor, the property offers four generous double bedrooms, complemented by two well-appointed bathrooms. Outside, the secluded rear garden provides a private and enjoyable outdoor space with convenient side access, while to the front, a driveway offers ample off-street parking. This attractive home must be viewed internally to fully appreciate the space, setting and lifestyle on offer.

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.

Council Tax Band F - EPC Rating D - Tenure: Freehold

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.



