



MAYFORD

£900,000

Set back from the road, 'Averon' is a fabulous four bedroom, two bathroom detached family residence, offering a wonderful combination of space, privacy and versatility.



Saunders Lane, Woking, GU22

Approximate Area = 1912 sq ft / 177.6 sq m

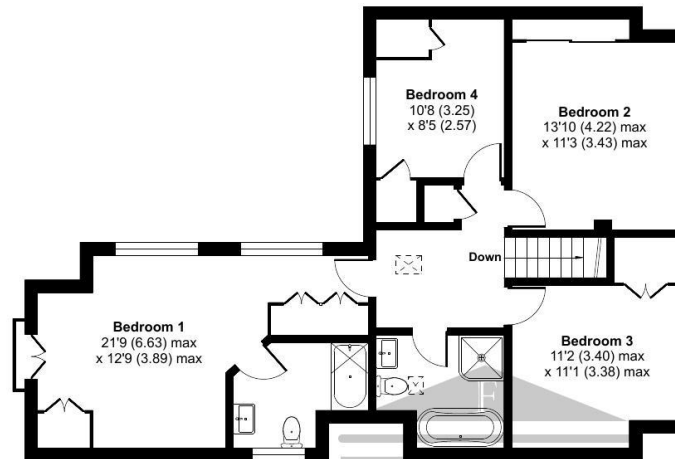
Garage = 261 sq ft / 24.2 sq m

Total = 2173 sq ft / 201.8 sq m

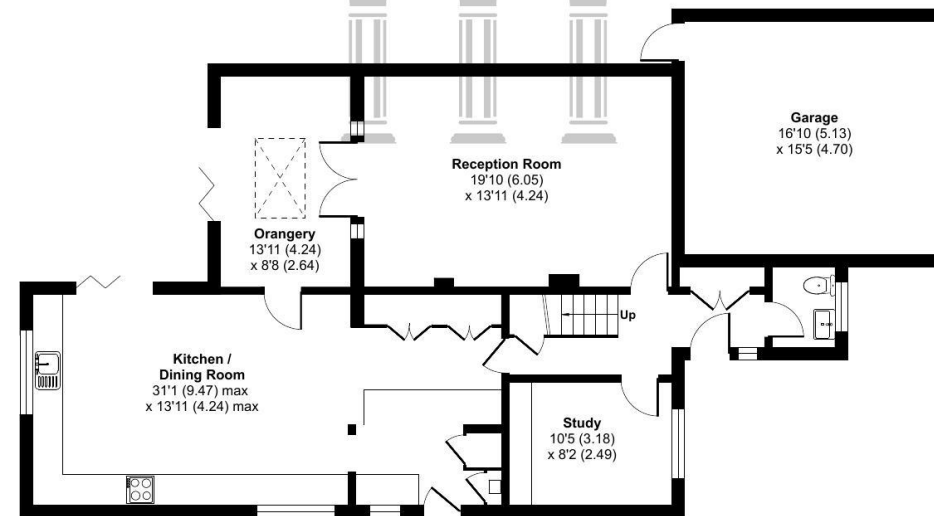
For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Saunders Lane, Mayford, Woking, Surrey, GU22

- **Four-bedroom detached family residence**
- **Approximately quarter-acre gardens**
- **Beautiful orangery with sky lantern**
- **Impressive open-plan kitchen and breakfast room**
- **Four generous bedrooms, including a principal bedroom with en-suite**
- **Ample off-road parking & integral garage**

Set back from the road, 'Averon' is a fabulous four bedroom, two bathroom detached family residence, offering a wonderful combination of space, privacy and versatility. The property is approached via a generous area of off-road parking, providing an immediate sense of seclusion, while the surrounding gardens extend to approximately a quarter of an acre and are a real delight. Beautifully established and wonderfully private, they create an idyllic setting for family life and outdoor entertaining.

The ground floor provides a superb sequence of living and entertaining spaces. The panelled wall living room is an elegant and welcoming reception room. Beyond this is the beautiful orangery, where a sky lantern floods the room with natural light and provides a particularly appealing space from which to enjoy the gardens. A separate study offers a quiet and practical space for home working, while the impressive open-plan kitchen and breakfast room forms the heart of the home. Beautifully appointed, it provides an ideal environment for everyday family life and entertaining. Completing the ground floor is a useful utility room and a downstairs cloakroom. Upstairs, there are four good sized bedrooms, providing excellent flexibility for a growing family, guests or additional home working requirements. The principal bedroom benefits from its own en-suite, creating a comfortable and private retreat, while the remaining bedrooms are served by a well appointed family bathroom.

Outside, the gardens are undoubtedly one of Averon's outstanding features, extending to approximately a quarter of an acre and offering a superb degree of seclusion and privacy. There is extensive off-road parking to the front, with access leading to the integral garage, while the mature and private garden setting provides a wonderful backdrop to the property. Combining generous accommodation, beautifully appointed living spaces and a highly desirable sense of privacy, 'Averon' is an exceptional family home with considerable lifestyle appeal.

Ideally positioned between Woking and Guildford, the sought-after village of Mayford offers an appealing blend of countryside tranquillity and excellent connectivity. Woking town centre lies less than two miles away, with its mainline station providing fast and frequent services to London Waterloo in approximately 23 minutes, while nearby Worplesdon station offers a convenient alternative. The A3 is also readily accessible, providing straightforward connections throughout Surrey and beyond. Surrounded by attractive countryside, Mayford is particularly appealing to those who enjoy an active outdoor lifestyle, with country parks, commons, heathland and scenic routes along the Basingstoke Canal and Wey Navigation close at hand. Woking provides A choice of shops, restaurants and cultural attractions, including The Peacocks and Wolsey Place, theatres and a multi-screen cinema. Families benefit from well-regarded educational facilities, including the newly established Hoe Valley Secondary School, Woking Sports Box, the independent Greenfield School, and the highly regarded University of Surrey in nearby Guildford, making it an excellent choice for families and professionals alike.

Council Tax Band G - EPC Rating C - Tenure: Freehold



