



MAYFORD

£750,000

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Saunders Lane, Woking, GU22

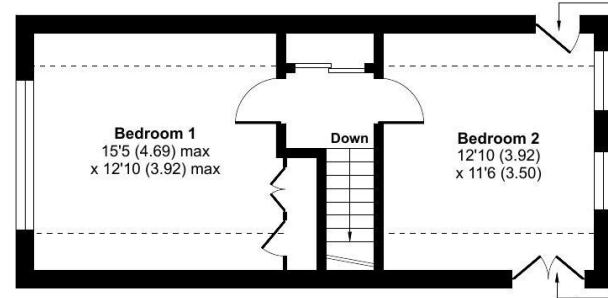
Approximate Area = 1130 sq ft / 104.9 sq m (excludes lean to)

Limited Use Area(s) = 95 sq ft / 8.8 sq m

Garage = 287 sq ft / 26.6 sq m

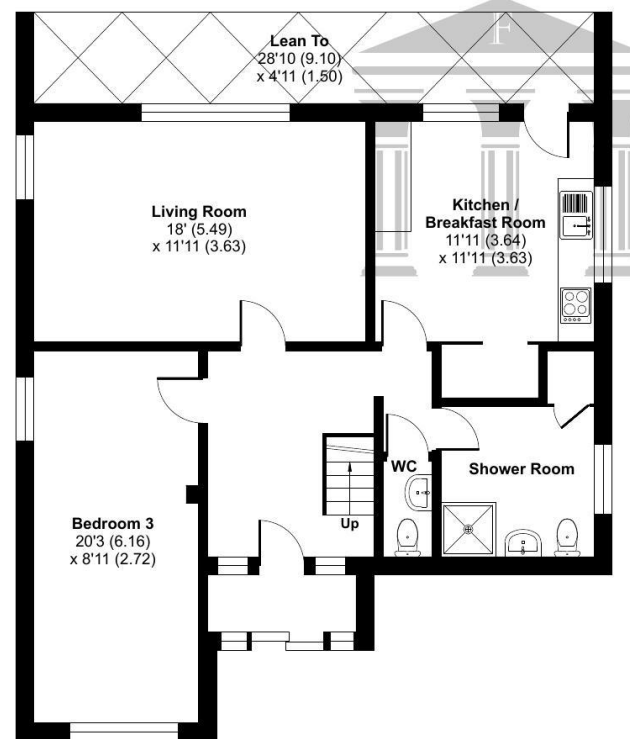
Total = 1512 sq ft / 140.3 sq m

For identification only - Not to scale

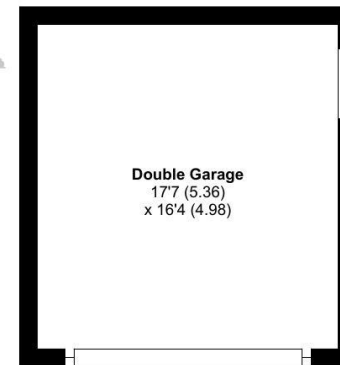


FIRST FLOOR

Denotes restricted
head height



GROUND FLOOR



GARAGE



Saunders Lane, Mayford, Woking, Surrey, GU22

- **Substantial plot of approximately 0.36 acres**
- **Detached chalet-style home with considerable potential**
- **Scope to remodel, extend or potentially replace, subject to planning**
- **Generous frontage with private driveway and ample parking**
- **Highly sought-after Mayford setting close to Woking**
- **Excellent access to schools, amenities and Woking mainline station**

Set within an impressive plot of approximately 0.36 acres, this detached chalet-style home occupies a particularly appealing position in the highly regarded Mayford area of Woking. Approached via a generous gravel driveway and set back from the road, the property enjoys an unusually spacious frontage, mature surroundings and a sense of privacy that is increasingly difficult to find in such a well-connected location.

The existing house provides a genuine blank canvas for those looking to create a home tailored entirely to their own requirements. While the accommodation would now benefit from a comprehensive programme of updating, the property's proportions, position and land offer exciting possibilities for reconfiguration and enlargement. There is also potential to consider a replacement dwelling, subject to the necessary planning consents, making this an especially interesting proposition for those seeking a longer-term project.

On entering the property, the accommodation currently comprises a welcoming entrance area leading into the principal living spaces, with the layout arranged across the ground floor and first floor in the traditional style of a chalet property. The ground floor provides the main reception and living accommodation together with the kitchen and additional rooms, while the upper floor offers bedrooms and bathroom facilities. The existing arrangement provides a useful starting point, but there is considerable scope to rethink the internal layout to suit modern family living.

Outside, the property's greatest attraction is arguably the land itself. The sizeable plot extends to around 0.36 acres and combines an extensive frontage with established greenery and generous areas surrounding the house. The driveway provides plentiful off-road parking, while the amount of outside space presents an exceptional opportunity for landscaping, entertaining and creating a more substantial family garden. Properties offering land of this scale in such a desirable Woking location rarely come to the market. Whether the ambition is to sympathetically transform the existing house, create a substantially enlarged family home or explore the possibility of a new-build replacement, this represents an exciting opportunity for purchasers with vision, with all future proposals subject to the relevant planning permissions and consents.

Nestled on the outskirts of Woking and Guildford, the highly sought-after village of Mayford offers a tranquil setting while remaining exceptionally well-connected for commuters. The A3 is within easy reach, and Woking town centre, less than two miles away, provides mainline rail services to London Waterloo in approximately 23 minutes. For alternative routes, Worplesdon Station offers a convenient local service. Surrounded by beautiful countryside, Mayford is ideal for those who enjoy outdoor living, with access to country parks, commons, heathland, and scenic walks along the Basingstoke Canal and Wey Navigation. Woking town centre also offers an extensive range of amenities, including The Peacocks and Wolsey Place shopping centres, a variety of restaurants, two theatres, and six cinemas. The area is well-served by schools, 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 E - EPC Rating E - Tenure: Freehold



