



*Homes of Distinction*



## MAYFORD

The Old Orchard, Beech Grove, Mayford, Woking, Surrey, GU22 0SX

*An exceptional detached residence set on a plot of approximately 0.65 acres.*

Tucked away at the end of a quiet cul-de-sac in the highly desirable village of Mayford, this exceptional detached chalet bungalow occupies a magnificent plot of approximately 0.65 acres. The property offers a rare combination of seclusion, space, and style, making it an ideal home for families or those seeking versatile living in a tranquil setting.

The interior is both impressive and flexible, beginning with a striking reception hall featuring a vaulted ceiling that sets the tone for the rest of the home. The heart of the property is a stunning open-plan kitchen and dining area, seamlessly flowing into an elegant orangery, perfect for entertaining or everyday family living. Additional ground floor reception spaces include a formal living room, family room or study, offering ample room for both relaxation and productivity.

Accommodation is generously arranged with three spacious ground floor bedrooms, two of which share an en-suite shower room, along with a separate beautifully appointed family bathroom. The first floor hosts two expansive en-suite bedrooms, providing privacy and comfort ideal for guests or extended family. Underfloor heating throughout enhances the sense of luxury and modern convenience.

Externally, the property is equally impressive. A block-paved driveway at the front offers ample off-street parking and leads to attractive barn-style garaging. To the rear, the mature, secluded gardens provide a serene backdrop—an expansive and beautifully landscaped outdoor space perfect for entertaining, gardening, or simply enjoying the peaceful surroundings.



Council Tax Band G - EPC Rating D - 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

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## 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

- ❖ Exceptional detached chalet bungalow situated at the end of a peaceful cul-de-sac
- ❖ Generous plot of approx 0.65 acres of beautifully landscaped surroundings
- ❖ Striking reception hall with vaulted ceiling
- ❖ Stunning open-plan kitchen and dining area seamlessly leading into a light-filled orangery
- ❖ Versatile reception rooms including a formal dining room and a family room/study
- ❖ Underfloor heating throughout, providing modern comfort and energy efficiency
- ❖ Three generously sized ground floor bedrooms, including two with shared en-suite access, complemented by a stylish family bathroom
- ❖ Two expansive first-floor en-suite bedrooms
- ❖ Block-paved driveway with ample off-street parking and charming barn-style garaging
- ❖ Mature, secluded rear garden enjoying the tranquil setting



# Beech Grove, Mayford, Woking, GU22

Approximate Area = 3311 sq ft / 307.5 sq m (excludes void)

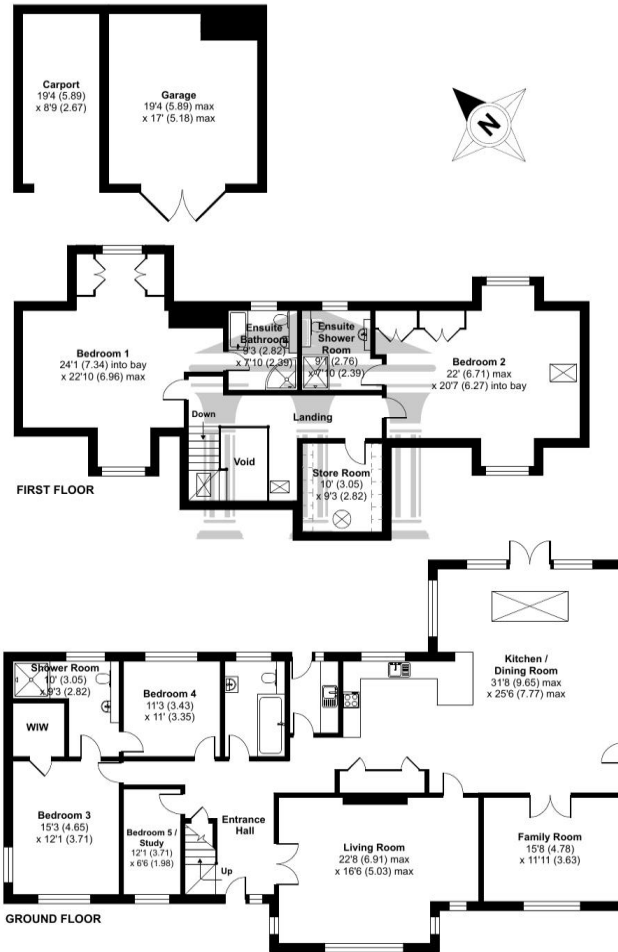
Limited Use Area(s) = 43 sq ft / 3.9 sq m

Garage = 311 sq ft / 28.8 sq m (excludes carport)

Total = 3665 sq ft / 340.4 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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: 1303093



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[www.foundationsofwoking.com](http://www.foundationsofwoking.com)

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