



Homes of Distinction

MAYFORD

Maybourne Rise, Mayford, Woking, Surrey, GU22

A Contemporary Residence Amid Southerly Facing Secluded Gardens

Occupying an enviable position within a highly sought after cul-de-sac, this spacious five-bedroom detached bungalow offers a rare combination of substantial lateral accommodation, contemporary design and remarkable privacy. Ideally situated within walking distance of Worplesdon station, the property delivers the tranquillity of a secluded setting together with excellent connectivity.

At the heart of the home is an expansive open-plan living space, thoughtfully conceived for both sophisticated entertaining and relaxed everyday living. Generous proportions provide distinct areas in which to cook, dine and unwind, while wide bi-folding doors open directly onto the gardens, creating a seamless transition between the interior and its beautiful surroundings.

The principal bedroom suite is a particularly impressive feature and provides a wonderfully private retreat. A striking vaulted ceiling enhances the sense of volume, while a dedicated dressing room, en-suite bathroom and direct access to the gardens complete this luxurious and beautifully arranged suite. Four further double bedrooms provide excellent accommodation for family members and guests, with each offering the generous proportions expected of a home of this calibre. These bedrooms are served by a well-appointed family bathroom, while a separate utility room adds further practicality to the thoughtfully planned accommodation.

The southerly facing gardens are a defining feature of the property, extending to approximately one-third of an acre and enjoying an exceptional degree of privacy and seclusion. Beautifully established, they provide an idyllic backdrop for outdoor entertaining, recreation and relaxation. To the front, an extensive driveway offers parking for numerous vehicles and is complemented by two sets of garaging, completing this outstanding and highly distinctive home.



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

71 Commercial Way, Woking, Surrey, GU21 6HN

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LOCATION

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.





ACCOMMODATION & SPECIFICATION

- ❖ Exceptional five bedroom detached residence
- ❖ Coveted cul-de-sac setting within walking distance of Worplesdon station
- ❖ Expansive contemporary open-plan living and entertaining space
- ❖ Bi-folding doors creating a seamless connection with the gardens
- ❖ Luxurious principal suite with vaulted ceiling, dressing room and en-suite
- ❖ Four further double bedrooms and a well-appointed family bathroom
- ❖ Southerly facing secluded gardens of approximately one-third of an acre
- ❖ Extensive garaging and driveway parking for numerous vehicles



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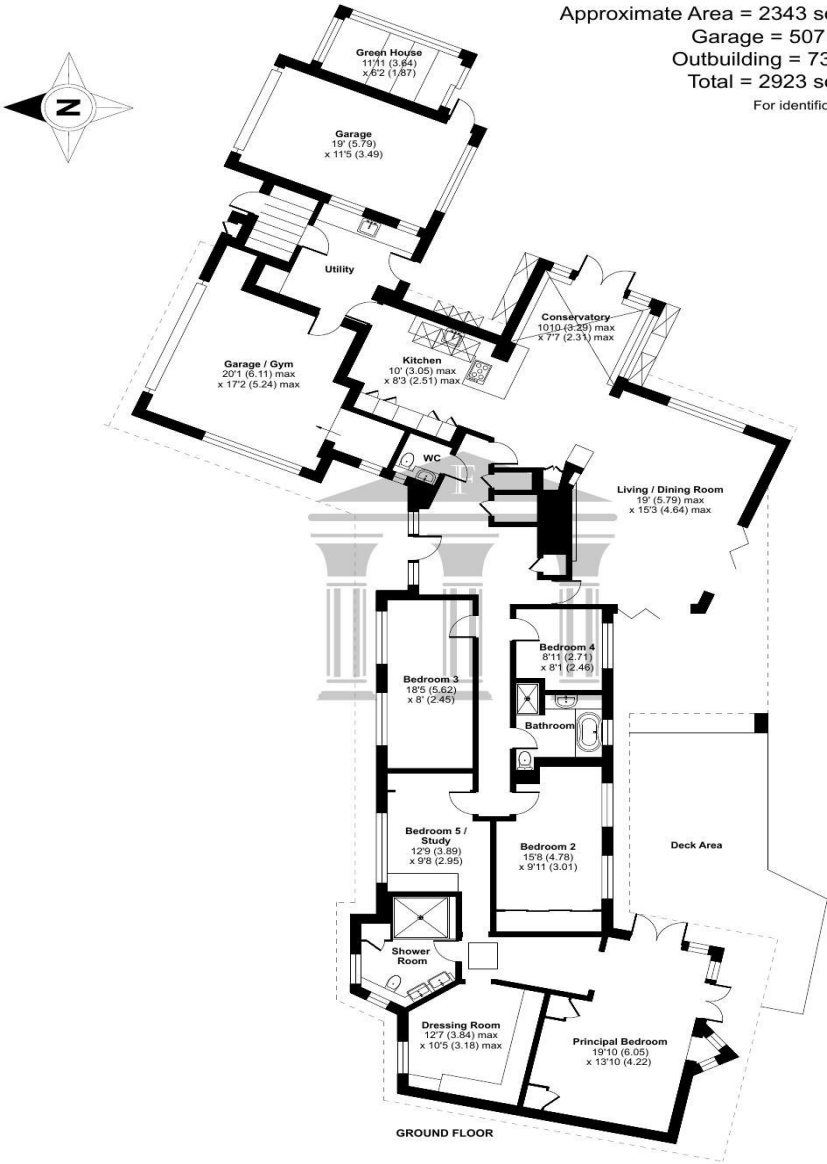
Approximate Area = 2343 sq ft / 217.6 sq m

Garage = 507 sq ft / 47.1sq m

Outbuilding = 73 sq ft / 6.7 sq m

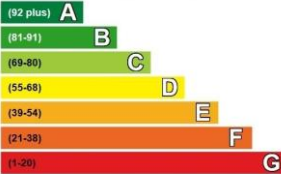
Total = 2923 sq ft / 271.4 sq m

For identification only - Not to scale



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
62	71



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Foundations Independent Estate Agents. REF: 1519738



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