



Homes of Distinction



MAYFORD

Beech Grove, Woking, Surrey, GU22 0SX

A fabulous home offering multi generational living accommodation.

A fabulous seven bedroom detached family residence which includes a substantial self-contained three bedroom annexe. 'Beech Lawn' is located in a highly sought after cul-de-sac in Mayford within walking distance of Worplesdon Station.

The property sits centrally on a generous size plot of approximately 1/3 of an acre with a good size frontage secured by electronic gates, secluded rear and side gardens, a private swimming pool, a courtyard and various outbuildings, currently used as gymnasium and home office. The main house features an impressive 21ft x 19ft kitchen/dining room, a 23ft drawing room with bay window, study and downstairs cloakroom. On the first floor there are four bedrooms including the principal bedroom with ensuite bathroom and a separate family bathroom. The second floor comprises a bonus room and a separate storeroom.

The self contained annexe features an impressive 20ft x 18ft reception room, a good size kitchen and ground floor shower room. On the first floor there are three sizeable bedrooms and a bathroom. The annexe can also be accessed by the kitchen in the main residence. This is an ideal property for multi generational families.

Internal viewings are highly recommended via the vendor's sole agents.

Council tax band G - EPC Rating D



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

01483 770800





LOCATION

Mayford is a highly desirable village on the outskirts of Woking and Guildford. This quiet village offers great access to the commuter needing the A3 and is less than 2 miles from Woking Town Centre & mainline station with a link to London Waterloo (24 minutes approximately). There is also the smaller Worplesdon station nearby offering a less frequent service. Perfect for enjoying the great outdoors, Mayford is surrounded by country parks, commons, heathland and long stretches of walks along the Basingstoke Canal and the Wey Navigation. Nearby Woking Town Centre boasts a large covered shopping facility, comprising The Peacocks and Wolsey Place, with a fantastic choice of shops and restaurants, along with two theatres and six cinemas. For nightlife, the Chertsey Road area of the town has a selection of restaurants, bars and pubs. Woking is well-served with both primary and secondary schools. The highly rated University of Surrey is located in nearby Guildford and the Surrey campus of the International School of London is located in Woking.





ACCOMMODATION & SPECIFICATION

- ❖ Seven Bedrooms
- ❖ 21ft x 19ft Kitchen/Dining Room
- ❖ 23ft Drawing Room
- ❖ Study
- ❖ Walking Distance Of Worplesdon Station
- ❖ En-Suite To Principal Bedroom
- ❖ Double Detached Garage
- ❖ Three Bedroom Self-Contained Annexe
- ❖ Private Swimming Pool & Courtyard
- ❖ Highly Sought After Location



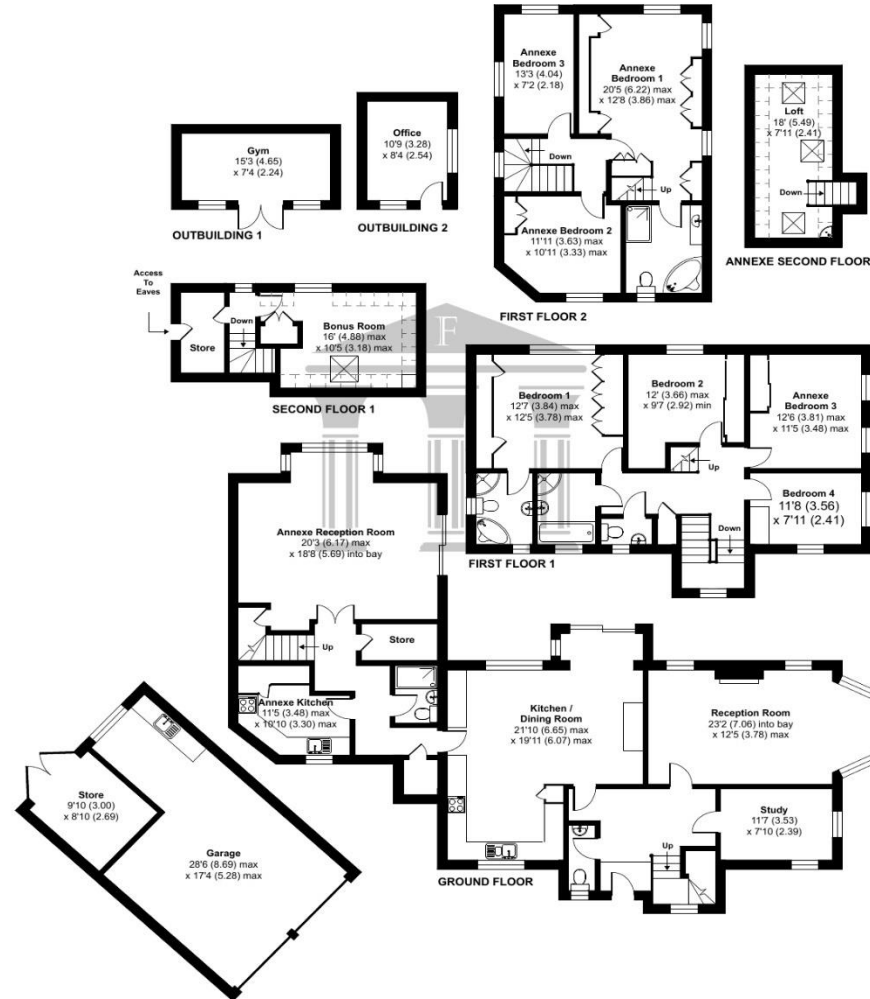
Beech Grove, Mayford, Woking, GU2

Approximate Area = 3367 sq ft / 312.7 sq m
 Limited Use Area(s) = 108 sq ft / 10 sq m
 Garage / Store = 494 sq ft / 45.9 sq m
 Outbuilding(s) = 202 sq ft / 18.8 sq m
 Total = 4171 sq ft / 387.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Foundations Independent Estate Agents. REF: 963888

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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www.foundationsofwoking.com

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