



Homes of Distinction

MAYFORD

Maybourne Rise, Mayford, Woking, Surrey, GU22

An Exclusive Contemporary Residence with Open-Plan Living Nestled Within A Serene, Secluded Setting.

We are delighted to present this stunning, fully renovated and extended five-bedroom contemporary residence, offering a luxurious blend of modern design and sophisticated living.

The property boasts an impressive open-plan kitchen/dining/living space with a striking vaulted ceiling, creating an expansive and airy atmosphere perfect for family life and entertaining. A standout feature is the dedicated cinema and golf simulator room, providing an exceptional entertainment hub within the comfort of your own home. The principal bedroom suite is a true retreat, featuring a spacious dressing room and a beautifully appointed en-suite bathroom.

Outside, the property continues to impress with a private garden, perfect for relaxation or outdoor dining on the garden terrace. The swimming pool and adjoining pool house further elevate the sense of luxury, offering a tranquil setting for recreation. To the front, a generous driveway provides ample off-road parking for five cars, ensuring convenience and ease for family and guests alike.

Council Tax Band G

EPC Rating C

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

01483 770800





LOCATION

Mayford is a charming and highly desirable village on the outskirts of Woking and Guildford, offering a peaceful retreat with excellent commuter access. Less than two miles from Woking Town Centre and its mainline station, which provides a swift 24-minute journey to London Waterloo, it is ideal for those needing convenient transport links. The nearby Worplesdon station offers an alternative route with a more relaxed service. This tranquil village is surrounded by beautiful country parks, heathland, and picturesque walks along the Basingstoke Canal and Wey Navigation, making it perfect for outdoor enthusiasts. Woking Town Centre offers a wide variety of amenities, including The Peacocks and Wolsey Place shopping centres, with a selection of shops and dining options. Entertainment options abound, with two theatres and six cinemas, while the vibrant Chertsey Road area offers a lively selection of restaurants, bars, and pubs. Woking is also known for its excellent schools, both primary and secondary, with the prestigious University of Surrey in nearby Guildford and the International School of London's Surrey campus located within Woking itself.





ACCOMMODATION & SPECIFICATION

- ❖ Contemporary Detached Family Residence
- ❖ Open Plan Kitchen/Dining/Living Room
- ❖ Separate Study
- ❖ Principal Bedroom With Dressing Room & En-Suite
- ❖ Four Further Double Bedrooms
- ❖ En-Suite To Bedroom Two
- ❖ Swimming Pool & Pool House
- ❖ Cinema Room
- ❖ Two Well Appointed Bathrooms
- ❖ Garden Terrace And Secluded Gardens



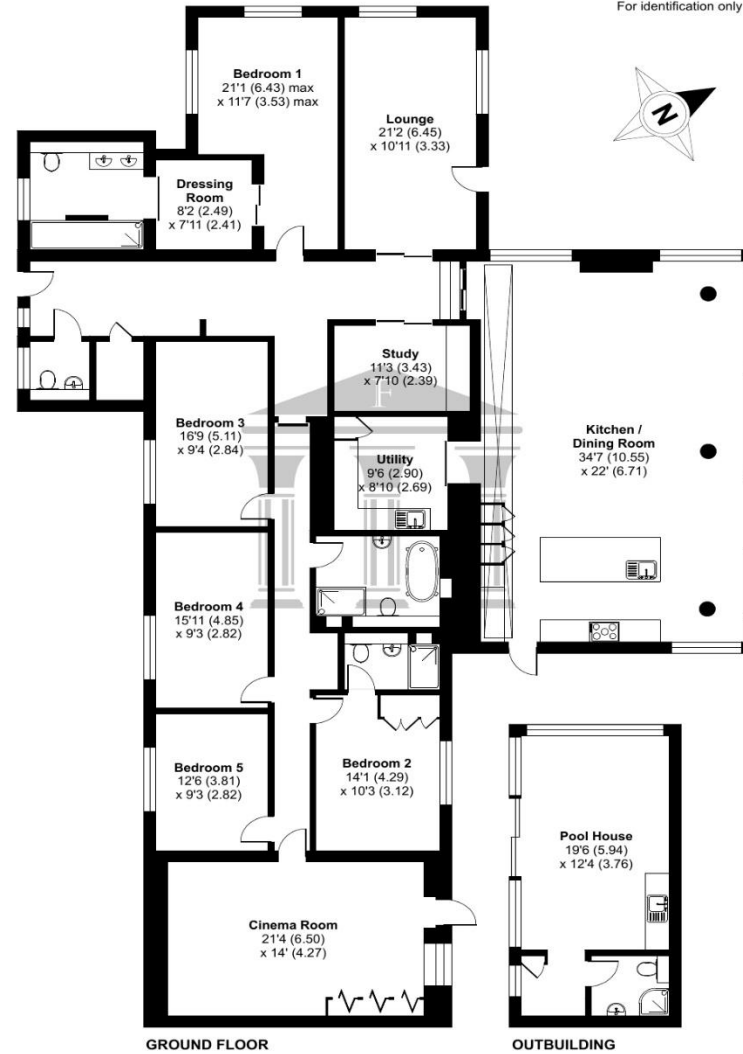
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Approximate Area = 3259 sq ft / 302.7 sq m

Outbuilding = 314 sq ft / 29.1 sq m

Total = 3573 sq ft / 331.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Foundations Independent Estate Agents. REF: 1190795



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www.foundationsofwoking.com

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