



MAYFORD

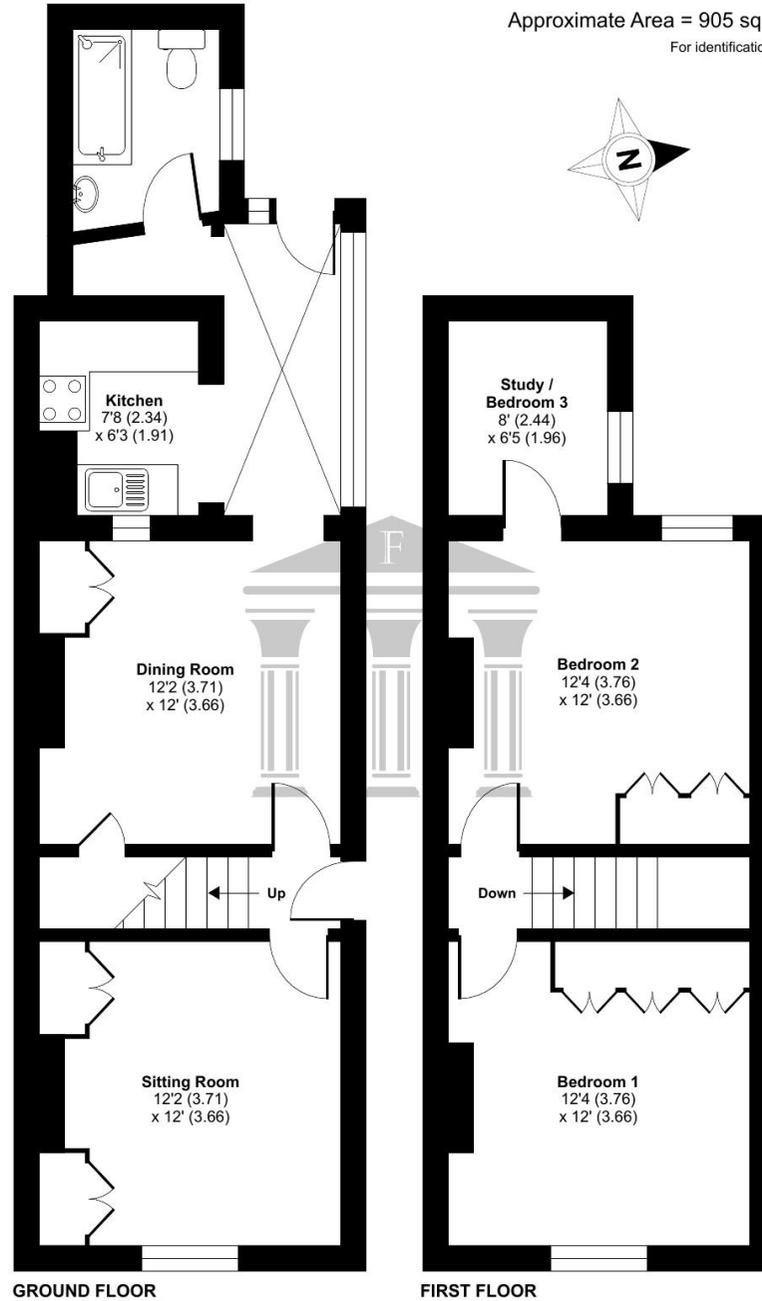
£545,000

Nestled in a picturesque semi-rural setting, this charming and beautifully presented two/three-bedroom semi-detached period cottage offers a perfect blend of character and modern comfort. The property boasts delightful views over common land to the front.

Heath View, Kemishford, Mayford, Woking, GU22

Approximate Area = 905 sq ft / 84.1 sq m

For identification only - Not to scale



Heath View, Kemishford, Woking, Surrey, GU22

- **Charming Semi Detached Period Cottage**
- **Versatile Layout With 2/3 Bedrooms**
- **Two Distinct Reception Rooms**
- **Off Road Parking**
- **Idyllic Semi Rural Setting With Scenic Views Over Common Land**
- **Rear Garden Backing Onto Open Fields**
- **Convenient Walking Distance To Worplesdon Station**
- **Planning Permission For A Single Storey Rear Extension PLAN/2023/0203**

Nestled in a picturesque semi-rural setting, this charming and beautifully presented two/three-bedroom semi-detached period cottage offers a perfect blend of character and modern comfort. The property boasts delightful views over common land to the front, enhancing its tranquil appeal. Thoughtfully designed, the ground floor features two inviting reception rooms, providing versatile living spaces ideal for relaxation or entertaining.

Ascending from the entrance hall, the first floor leads to two well-proportioned double bedrooms. The principal bedroom leads to a further bedroom which would be ideal for a nursery and could be changed to an en-suite bathroom. The cottage is further complemented by a front driveway, offering convenient off-street parking. At the rear, the garden extends towards open fields, creating a serene and private outdoor retreat. Planning permission has been granted for a single-story rear extension, replacing the existing ground-floor bathroom and lean-to. For further details, refer to application PLAN/2023/0203 via Woking Borough Council.

Ideally positioned within walking distance of Worplesdon Station, this desirable home provides excellent connectivity while retaining the peace and charm of its idyllic surroundings. With its characterful features, well-appointed interiors, and enviable location, this property presents a rare opportunity to enjoy both countryside living and modern convenience.

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.

Council Tax Band D - EPC Rating D - Tenure: Freehold



