



Homes of Distinction

WOKING

Greenmeads, Mayford, Woking, Surrey, GU22 9QL

A Stunning Individually Designed Family Residence Set Within a Tranquil Cul-de-sac.

This individually designed and constructed detached family residence offers exceptional accommodation arranged over three thoughtfully planned floors. Boasting five generous double bedrooms and three well-appointed bathrooms, the property combines striking contemporary design with practical family living in a sought-after cul-de-sac setting.

The ground floor is introduced by a spacious reception hall leading to an impressive sitting room featuring bi-folding doors with views over the garden, a separate well-proportioned dining room and a dedicated study, ideal for home working. The heart of the home is the stunning kitchen/breakfast room, featuring a central island, sky lantern and double glazed bi-folding doors that seamlessly connect the interior with the garden. A utility room and downstairs cloakroom add further convenience, while zoned underfloor heating runs throughout the property.

The upper floors continue to impress, with well-proportioned bedrooms providing flexible accommodation for family and guests. The top floor is dedicated to a fabulous principal bedroom suite, offering a private and luxurious retreat with ample space and a stylish en-suite bathroom.

Externally, the property enjoys a beautifully established rear garden extending to approximately 100ft, providing an excellent setting for both relaxation and entertaining, complete with an attractive cabana-style summerhouse. An integral garage and the peaceful cul-de-sac setting further enhance this outstanding family home.

Built to NHBC standards, the property is exceptionally specified throughout and further benefits from eco-conscious features including solar panels, battery storage and EV charging facilities. Advanced energy solutions, smart technology, luxury finishes and accessibility features combine with thoughtfully designed accommodation arranged over three floors, creating a home that offers superb indoor and outdoor living.



Council Tax Band G - EPC Rating A - 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

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.





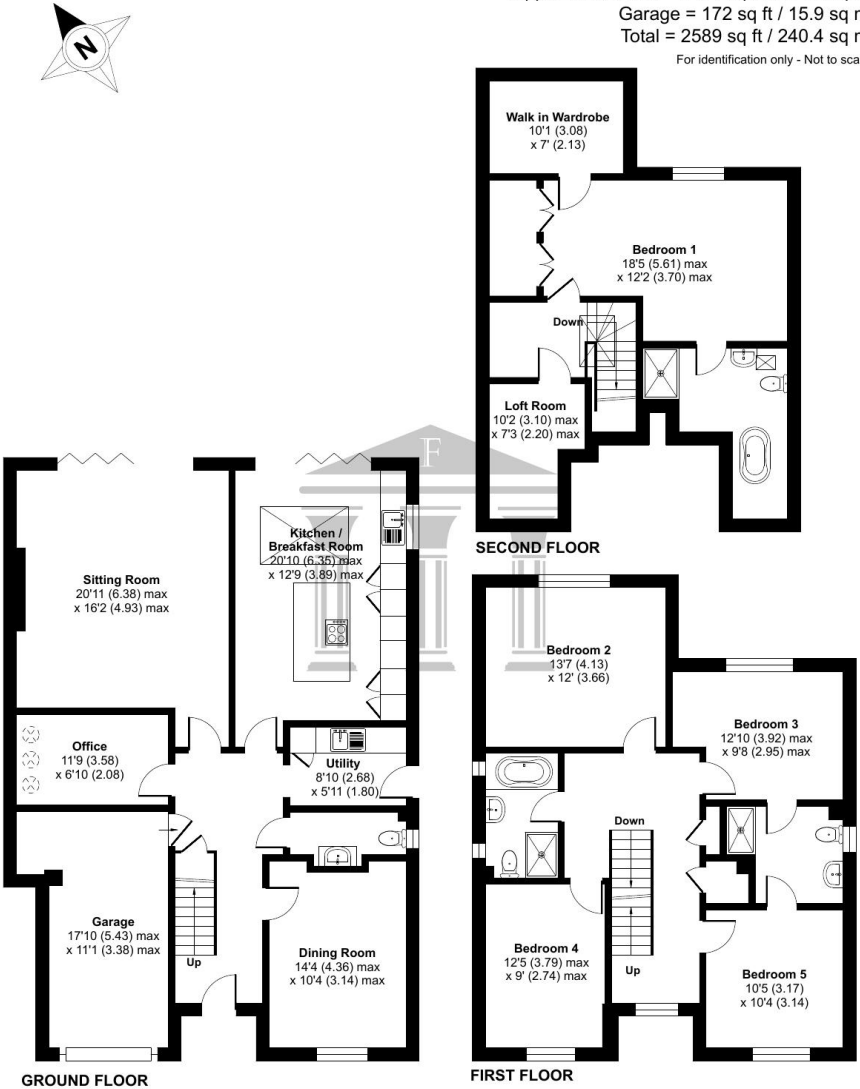
ACCOMMODATION & SPECIFICATION

- ❖ Individually designed detached family home
- ❖ Five generous double bedrooms and three beautifully appointed bathrooms
- ❖ Stunning kitchen/breakfast room with central island, sky lantern, and bi-folding doors
- ❖ Elegant sitting room, separate dining room with bi-folding doors, and a dedicated study
- ❖ Luxurious top-floor principal suite offering a private retreat
- ❖ Zoned underfloor heating for comfort throughout
- ❖ Beautifully landscaped rear garden of approx. 100ft
- ❖ Integral garage and driveway
- ❖ Built to NHBC standards with smart technology and eco-friendly features including solar panels, battery storage and EV charging
- ❖ Peaceful cul-de-sac location in a highly desirable setting



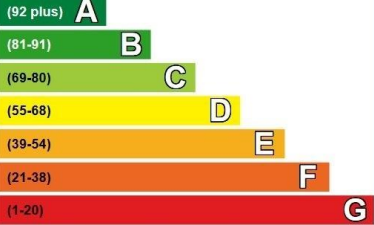
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Approximate Area = 2417 sq ft / 224.5 sq m
Garage = 172 sq ft / 15.9 sq m
Total = 2589 sq ft / 240.4 sq m
For identification only - Not to scale



Energy Efficiency Rating

Very energy efficient - lower running costs



| Current | Potential |
|---------|-----------|
| 94 | 94 |



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www.foundationsofwoking.com

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.