



MAYFORD

OIEO £650,000

Nestled within the picturesque village of Mayford, 'Crosswell Cottages' stands as a rare gem, showcasing exquisite craftsmanship and timeless elegance. Designed by renowned architect Horace Field and constructed in 1903.

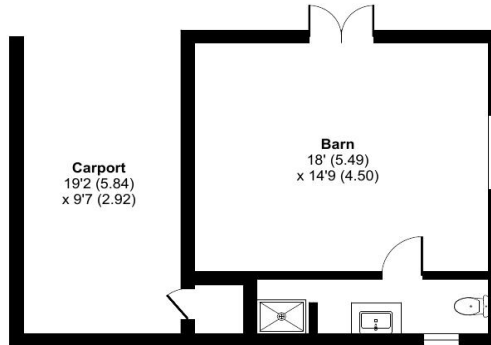


Goose Lane, Mayford, Woking, GU22

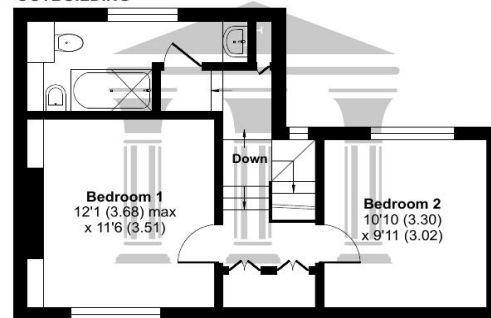


Approximate Area = 984 sq ft / 91.4 sq m
Outbuilding = 331 sq ft / 30.7 sq m
Outbuilding = 186 sq ft / 17.2 sq m
Total = 1501 sq ft / 139.4 sq m

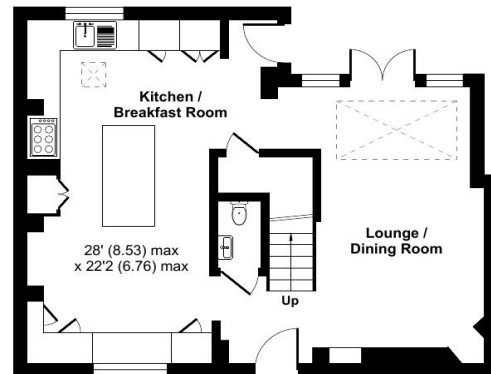
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Foundations Independent Estate Agents. REF: 1095921

Crosswell Cottage, Goose Lane, Woking, Surrey, GU22

- **Two Bedroom Period Residence**
- **Open Plan Kitchen/Breakfast Room**
- **Separate Reception Room**
- **Detached Barn/Home Office**
- **Positioned Within A Rural Setting**
- **Mature Secluded Garden**
- **Off Road Parking**

Nestled within the picturesque village of Mayford, 'Crosswell Cottages' stands as a rare gem, showcasing exquisite craftsmanship and timeless elegance. Designed by renowned architect Horace Field and constructed in 1903, this beautifully presented two-bedroom period residence exudes character and charm at every turn. Beyond the main dwelling, a detached barn adds versatility to the property, currently serving as a home office, but offering endless possibilities for adaptation to suit various needs.

Situated within a quaint mews, this hidden treasure offers a peaceful retreat off a tranquil lane, providing a serene haven away from the hustle and bustle of city life. The interior boasts a well-appointed open plan kitchen/breakfast room, ideal for culinary enthusiasts, alongside a separate reception room, offering ample space for relaxation and entertaining. Upstairs, two double bedrooms provide comfortable accommodation, complemented by an upstairs bathroom. Outside, a mature secluded garden invites outdoor enjoyment and relaxation, while off-road parking and a convenient carport attached to the barn ensure practicality and convenience for residents. With its blend of historical charm and modern comforts, 'Crosswell Cottages' presents a rare opportunity to embrace country living in style.

Conveniently placed on the outskirts of Woking and Guildford, Mayford is a highly desirable and quiet village offering great access for the commuter, to the A3 which is less than 2 miles from Woking Town Centre & mainline station, with links to London Waterloo (approx 23 minutes). 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 choice of shops and restaurants, along with two theatres and six cinemas. Located within easy reach of both a primary and secondary school including the newly opened Hoe Valley Secondary School, and Woking Sports Box. The Greenfield Independent School is also located in Woking, and the highly rated University of Surrey is within easy reach in nearby Guildford.

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

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.



