



Homes of Distinction



WOKING

Maybury Hill, Woking, Surrey, GU22

An exquisite six bedroom family residence embracing luxury living, positioned within this prime location.

Welcome to the market, this luxurious family residence perfectly positioned within walking distance of Woking Town Centre and its mainline station. This exceptional property offers unparalleled convenience, combining tranquillity with accessibility.

The ground floor features a fabulous open-plan kitchen/dining/living room, complete with bi-folding doors that open out to the rear garden. Additional ground floor amenities include a utility room, downstairs cloakroom, a further separate reception room, all enhanced by the comfort of underfloor heating.

The property boasts six generously sized double bedrooms, ensuring ample space for family and guests. Each bedroom is designed with comfort and style in mind, complemented by four exquisite Villeroy & Boch bathroom suites, providing a touch of luxury and sophistication. The thoughtful layout and high-end finishes throughout the home make it a true sanctuary for modern living.

Externally, this residence offers a large rear garden that provides a superb degree of seclusion and privacy, perfect for relaxation and outdoor activities. To the front, automated gates open to a driveway that accommodates parking for numerous cars and leads to an integral garage, adding to the convenience and security of the property. This home truly encapsulates luxury living in a highly sought-after location.

Council Tax Band G

EPC Rating B

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

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.





ACCOMMODATION & SPECIFICATION

- ❖ Luxurious Six Bedroom Family Residence
- ❖ Located On The Desirable South Side Of Woking
- ❖ Walking Distance Of Woking Mainline Station
- ❖ Stunning Open Plan Kitchen/Dining/Living Room
- ❖ Utility Room & Convenient Downstairs Cloakroom
- ❖ Versatile Living With An Additional Reception Room
- ❖ Four Luxurious Villeroy & Boch Bathroom Suites
- ❖ Underfloor Heating On The Ground Floor
- ❖ Spacious Private Rear Garden
- ❖ Secure Automated Gates Leading To Driveway & Integral Garage



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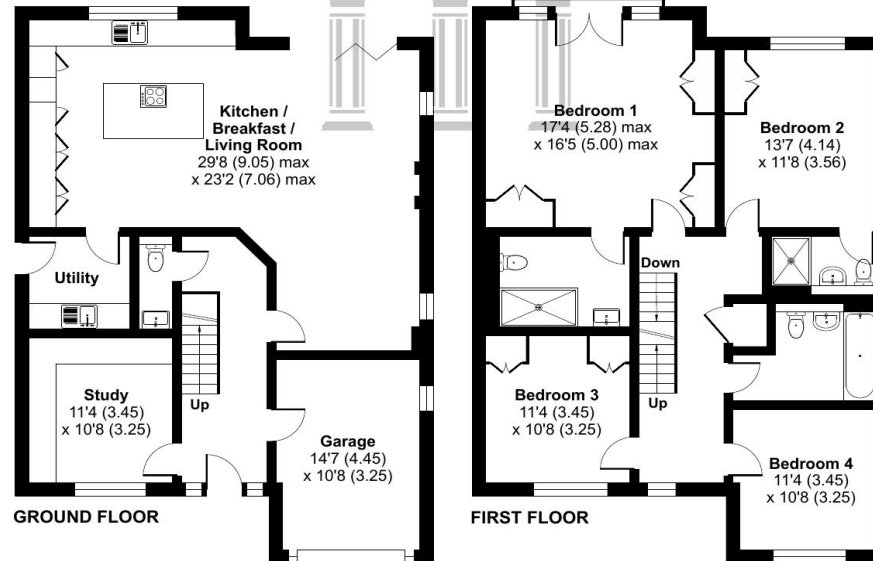
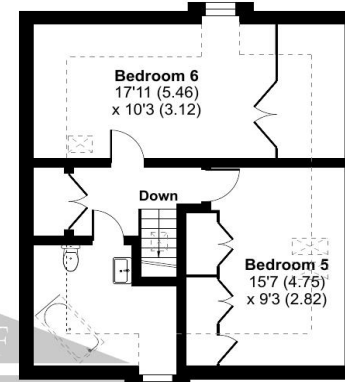
Approximate Area = 2365 sq ft / 219.7 sq m

Limited Use Area(s) = 191 sq ft / 17.7 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 2710 sq ft / 251.7 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). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1148369



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www.foundationsofwoking.com

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