



MAYFORD

Offers in Excess of £900,000

Welcome to the market this charming detached lodge house, set on expansive grounds of just over one-third of an acre in the picturesque village of Mayford. While the property is in need of modernisation, it offers enormous potential for extension and development, subject to the usual consents.



Guildford Road, Mayford, Woking, Surrey, GU22

- **Detached Lodge House**
- **Secluded Grounds Of Approx 1/3 Of An Acre**
- **In Need Of Modernisation**
- **Three/Four Bedrooms**
- **26ft Reception Room**
- **Three Bathrooms**
- **Swimming Pool**
- **Detached Double Garage**

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The existing accommodation includes a spacious 26ft reception room, ideal for entertaining and family gatherings. There are three to four bedrooms, each designed to offer comfort and flexibility, with three en-suite bathrooms providing convenience and privacy for residents and guests alike. The versatile layout allows for various configurations, catering to the needs of growing families or those seeking additional space for home offices or guest rooms.

Outside, the property features secluded and private gardens, an inviting outdoor swimming pool, and ample parking provided by a driveway leading to a detached double garage. The idyllic setting, combined with the convenience of being within walking distance of Worplesdon station, makes this home a rare and enticing opportunity for those looking to invest in a property with significant potential in a highly desirable location.

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 G - EPC Rating E - 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.



