

THE SHINGLES

WOKING • SURREY

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PREY HEATH ROAD, MAYFORD, WOKING, SURREY, GU22 0RN

Set in a peaceful rural setting, this substantial modern detached house offers an impressive 6,426 sq ft of accommodation, with eight bedrooms, five reception rooms and five bathrooms.

Its generous proportions provide a wealth of space for everyday family living, entertaining and quiet retreat, while the modern design is complemented by a charming, homely feel. Set behind gates, the property enjoys an added sense of privacy and exclusivity, making it a truly wonderful family home.

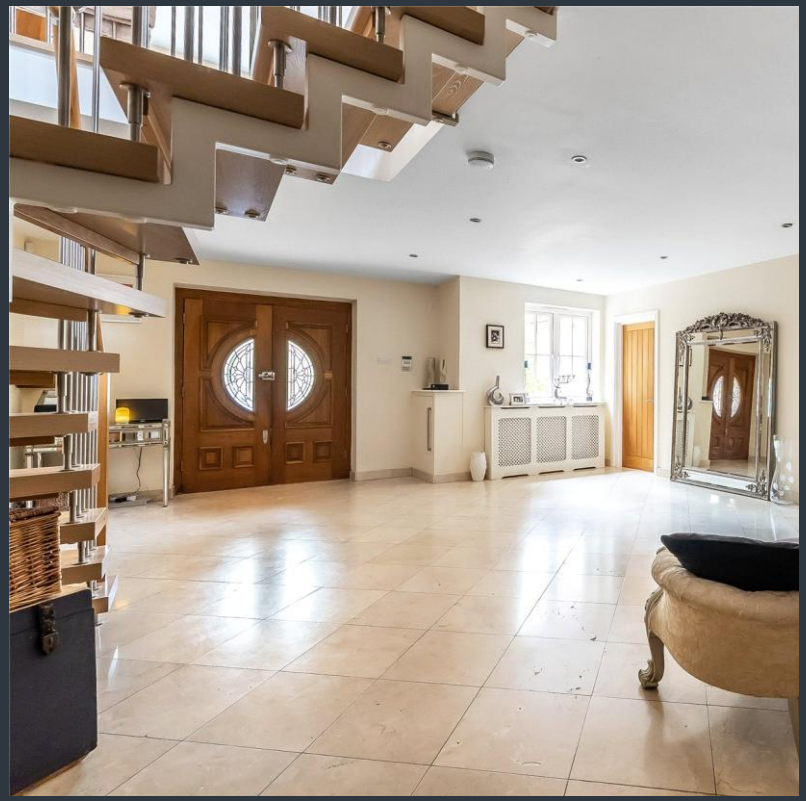
Well maintained and thoughtfully arranged, the property combines practical convenience with a sophisticated character. The five reception rooms offer exceptional flexibility, from relaxed family gatherings to more formal entertaining, while the eight bedrooms provide ample accommodation for family members and guests alike.

A particularly appealing feature is the provision already in place to create a self-contained annexe on the top floor, offering exciting potential for multigenerational living, guest accommodation or independent space for extended family, subject to any necessary consents.

Outside, the garden and patio provide inviting spaces to enjoy the peaceful surroundings, whether entertaining friends and family or simply relaxing outdoors. The garden backs directly onto an adjoining field, owned by local residents and currently rented to a local farmer, providing an attractive countryside outlook and enhancing the property's wonderful rural feel. Generous off-street parking and a double garage add further practicality to this impressive gated residence.

Despite its tranquil rural position, the property is conveniently located just a few minutes' walk from Worplesdon railway station, providing excellent connectivity while retaining the charm and tranquillity of countryside living.

With its exceptional scale, versatile accommodation and enviable setting, this distinctive residence presents a fantastic opportunity to create an amazing long-term family home. Combining generous living spaces, future flexibility, privacy and excellent transport links, it offers the perfect balance of countryside charm and modern convenience.



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ACCOMMODATION & SPECIFICATION

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LOCATION

Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills (including spa and hotel). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve.

The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, Halstead St. Andrew's, Greenfield, Woking High School, St Dunstan’s, Hoe Valley and St John the Baptist School.



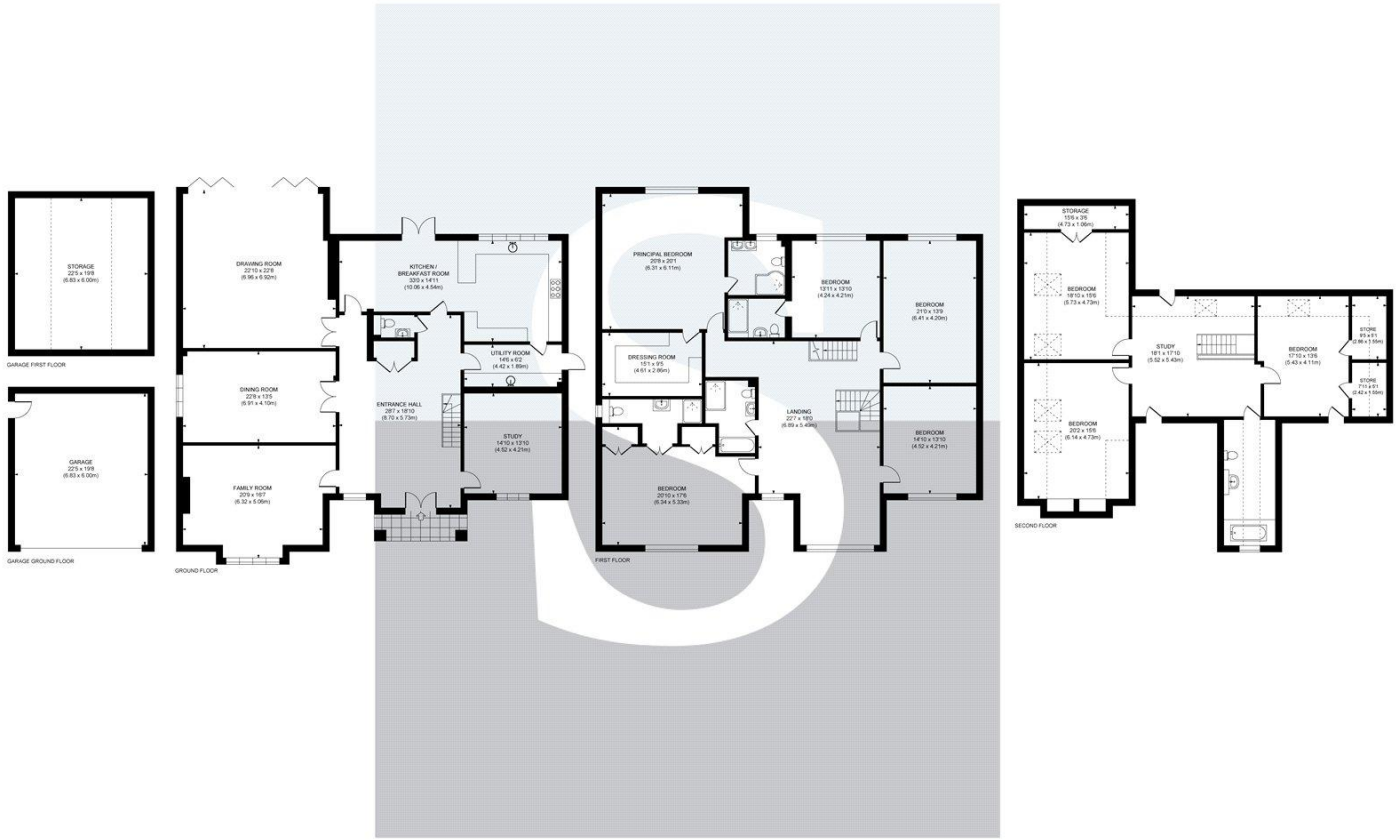







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Approximate Gross Internal Area
Main House 6,426 sq. ft / 597.01 sq. m
Garage 882 sq. ft / 81.96 sq. m
Total 7,308 sq. ft / 678.97 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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