



Maybury Hill | Woking | GU22 8AB





Maybury Hill, Woking, GU22 8AB

Heathside Cottage is a charming Edwardian home, dating back to 1906, and is being offered for sale for the first time in almost twenty years.

The property enjoys a truly enviable location, perfectly positioned to offer the best of both worlds. Woking town centre is just a mile away, providing excellent access to the mainline station and everyday amenities. In the opposite direction, the surrounding countryside offers an abundance of opportunities for rural walks, including the picturesque Pyrford Common and the River Wey. The location is further enhanced by a selection of well-regarded golf courses nearby, including Hoebridge Golf Centre and West Byfleet Golf Club.

Inside, the home beautifully combines its original period character with a range of more recent improvements, creating an appealing blend of timeless Edwardian features and modern, turnkey living.

Originally constructed as a three bedroom home, Heathside Cottage now offers deceptively spacious accommodation. There is also the flexibility to reconfigure the property and reinstate the original three bedroom layout, should a purchaser wish to do so.

The mature rear garden is a particular highlight, offering an abundance of colour, privacy and beautifully landscaped grounds. To the far end of the garden is a generous shed and dedicated home office, alongside a peaceful seating area providing the perfect spot to enjoy a morning coffee and the tranquillity of the surroundings. To the front, the property is approached via a welcoming porch, with a driveway providing off road parking for up to three vehicles.

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.



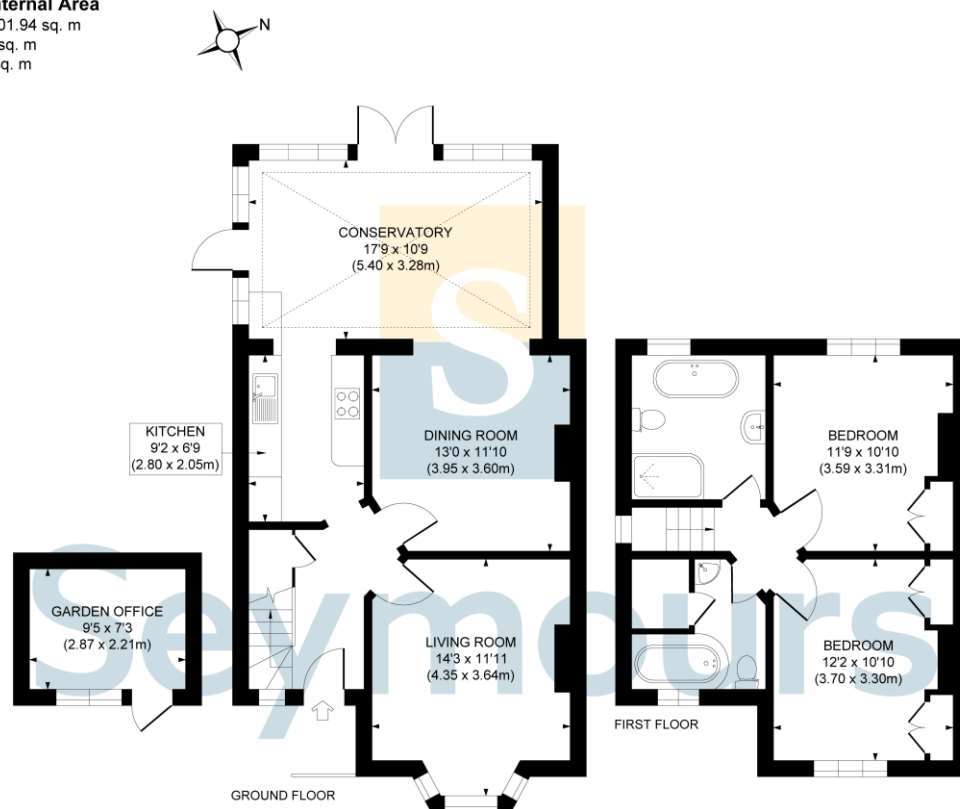


Approximate Gross Internal Area

Main House 1,097 sq. ft / 101.94 sq. m

Outbuilding 68 sq. ft / 6.34 sq. m

Total 1,165 sq. ft / 108.28 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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