

OAKDENE

WOOD ROAD • HINDHEAD • SURREY



OAKDENE

**WOOD ROAD • HINDHEAD
SURREY • GU26 6PT**

Beacon Hill Village - 0.3 mile

Haslemere - 4.2 miles (London Waterloo 52 minutes)

Farnham - 8 miles (London Waterloo 53 minutes)

Guildford - 15.5 miles (London Waterloo 37 minutes)

Chichester - 30 miles

London - 45 miles

(Distances and times are approximate)

*A truly stunning Edwardian family home,
presented to the highest standards in the
much sought-after Wood Road*

ACCOMMODATION and AMENITIES

Entrance Hall • Drawing room • Dining/Family room

Kitchen/breakfast room • Cloakroom

Utility room with boiler room and larder

Master bedroom with en suite bathroom

Five further double bedrooms • Two family bathrooms • Kitchenette

Beautifully flat and well-manicured gardens

In all approximately 0.57 acre

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





Situation

Oakdene sits in a private and tucked-away location in Hindhead within easy reach of the A3 and Haslemere mainline station.



The nearby town of Haslemere offers excellent shopping facilities for day-to-day needs, such as a Waitrose, a large Tesco and a brand new M&S food store. There is also a choice of restaurants, pubs, coffee shops, along with a tennis club and the Haslemere Leisure Centre. The mainline train station provides services into London Waterloo in approximately 52 minutes. More comprehensive shopping facilities are available in the nearby towns of Godalming and Guildford which are easily accessed via the A3.



There is an exceptional choice of schools in the area including The Royal Senior School and St. Ives in Haslemere, St Edmund's, The Royal Junior School and Amesbury at Hindhead as well as Brookham and Highfield in Liphook. Other schools include Charter House at Godalming, Barrow Hills and King Edward's at Witley and Cranleigh School slightly further afield.



There is extensive National Trust land, including the Golden Valley, Devil's Punch Bowl and Frensham Common, within close vicinity providing walking and riding.



Communications are excellent, with London approximately 45 miles away and the A3 at Hindhead and Milford providing access to the south coast, the M25 and Gatwick, Heathrow and Southampton airports.



Sporting facilities include golf at Hindhead Common, Hankley Common, Liphook and Chiddingfold, racing at Goodwood and Fontwell, Polo at Cowdray Park and sailing at Frensham Ponds and off the south coast of Chichester.



Oakdene

- Oakdene was designed and built by renowned London builder John Grover circa. 1902 towards the end of a career that included construction of Norman Shaw's New Scotland Yard and Undershaw, the family home of Arthur Conan Doyle. Grover's Gardens – a peaceful wooded public space – stands a few yards from the property as a legacy of John Grover's contribution to development in the area. Oakdene is reputedly the oldest house on the much desired Wood Road and is arranged over three floors.
- This home is an impeccably presented Edwardian house which the current owners have sympathetically improved to exacting standards. Beautiful oak parquet flooring throughout, period radiators, restored fibrous plaster detailing and a complete re-wire and re-plumb are only a few of the upgrades our clients have made during their ownership.
- The drawing room is of gracious proportions with high ceilings and enjoys beautiful views over the rear garden from the large bay window, also creating an abundance of natural light. To one side of the drawing room is a charming wood burning stove and opposite to this a study area with a door leading to the garden.
- The kitchen/breakfast room is more than generous in size, creating an open plan living space ideal for the modern family. The kitchen, fitted by Neptune, enjoys a central island with a large lantern directly above giving excellent natural light and incorporates an electric 3 oven AIMS Aga with additional integrated module providing further ovens and electric ring hobs. There are double doors leading onto a raised terrace with steps down to the established gardens beyond.
- In addition to a master suite and three further bedrooms on the first floor, Oakdene has great versatility with two additional large bedrooms, luxury bathroom and kitchenette on the second floor, ideal for older children, guests, a nanny or working from home.



Gardens and Grounds

- Oakdene is approached via a five bar wooden gate onto the driveway which provides ample parking. There is also a smaller wooden pedestrian gate with a path leading through the beautiful low-maintenance front garden to the front door.
- The rear garden, as well as the front, are presented to the same high standards as the house and have been improved and landscaped to create magnificent, flat lawns with mature magnolia, fig, rhododendron and azalea borders. There is a useful working garden to the rear of the plot with a large, secure timber garden shed and compost bins. A mature Japanese willow conceals a children's play area, fronted by a timber playhouse and block-paved sun terrace.

Services

We are advised by our clients that the property has mains water, electricity, drainage and gas-fired central heating.

Local Authority

Waverley Borough Council – 01483 523 333

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Directions (GU26 6TQ)

From London, take the A3 southbound passing Guildford and, upon leaving the Hindhead tunnel, exit the A3 signposted to Grayshott and Headley. Take the third exit at the roundabout and at the next roundabout take the second exit signposted towards Hindhead and Haslemere proceeding north on the old Portsmouth Road (A333).

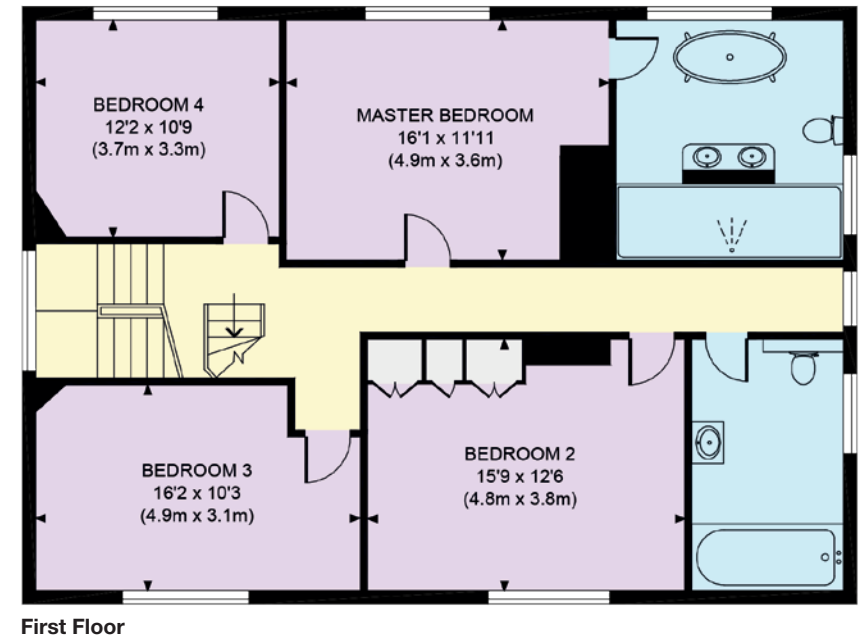
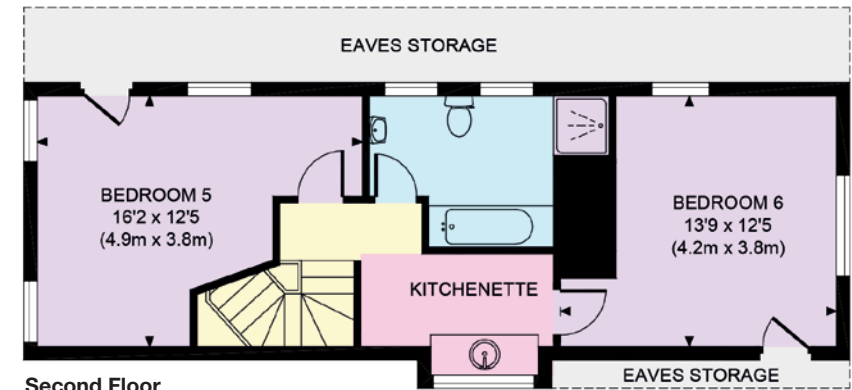
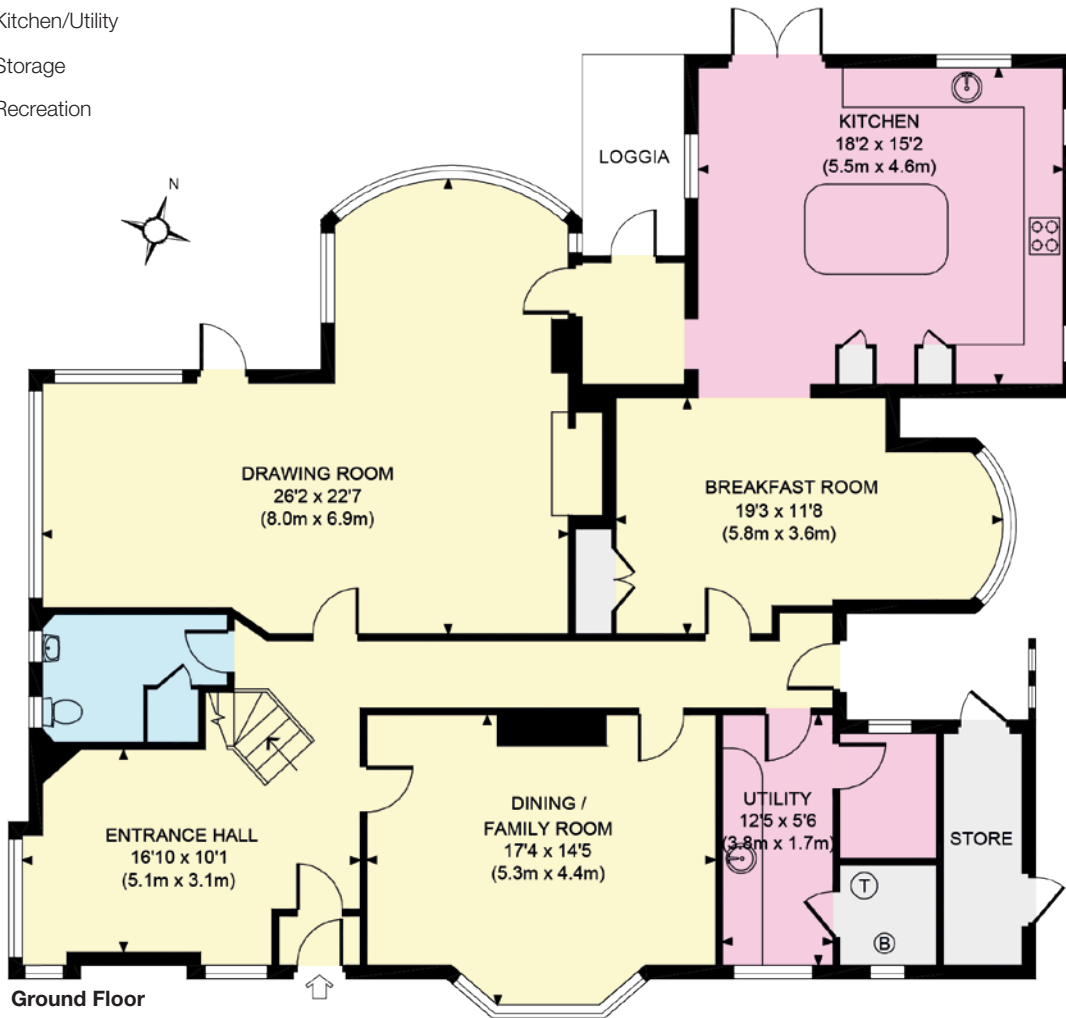
Go straight over the next roundabout and then take the first exit at the following roundabout onto Churt Road. Follow this road for approximately 1 mile turning right onto Wood Road. Oakdene can be found about 500 m on the left.

Viewings

All viewings are strictly by prior appointment with Knight Frank.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

Approximate Gross Internal Floor Area
3333 sq ft / 309.6 sq m



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



01428 770 560
1 West Street, Haslemere
Surrey GU27 2AB
 haslemere@knightfrank.com
KnightFrank.co.uk

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