



Normandy, Guildford, Surrey
£825,000

Oak Cottage, 101 Glaziers Lane, Normandy, Guildford, Surrey, GU3 2EA

****No Chain**** Presenting flexible living across three floors, this high specification new build home offers two reception rooms, a 30ft open plan kitchen/diner, mature private garden, five double bedrooms, three bathroom suites and parking. Set within the heart of the village, less than 5 minutes walk from Wanborough Station and one mile away from a "Good" Ofsted rated primary school.

Location

Situated in the west of Surrey, Normandy is perfectly placed for the commuter with Wanborough and Ash stations nearby and road links to Guildford and the A3, M25, M3 and M4.

The parish of Normandy includes Wyke, Christmas Pie, Willey Green, Pinewood and Flexford. This district still remains largely rural in character with agriculture and its associated undertakings as the principal local industry. Normandy with its rural setting has many footpaths, bridleways and other small roads suitable for horse riding, cycling and walking.

The Property

Oak Cottage is a new build detached home constructed by Homes by Warwick Ltd. This ready to move into home has been attentively designed for modern living, offering versatile living spaces across three floors and an open plan living area that opens to the private rear garden. Quality finishes and neutral tones complement the light and airy interior that has been completed to a high specification.

The double fronted home enjoys a welcoming entrance as the tiled hallway, benefitting from underfloor heating, leads through to both reception rooms, the doakroom, open plan kitchen/diner and utility room. This central reception area also accommodates stairs to the first floor.

The welcoming lounge enjoys a bright dual aspect outlook over the surrounding garden and is further complemented by underfloor heating. Whilst the study is similarly decorated in neutral tones.

Double doors lead through to the open plan kitchen/diner that could certainly form the hub of this home. Measuring over 30ft, this bright dual aspect living area enjoys plenty of natural light as bi-fold doors open to the garden patio. The versatile space presents a modern kitchen along one end, bordered by high gloss units with polished work surfaces, offering an open view through to the seating and dining area.

The quality kitchen units incorporate a range of integrated appliances including a five ring hob, extractor hood, microwave, oven, American style fridge/freezer and dishwasher. Further appliance space is available within the nearby utility room, which also benefits from direct access to the outdoors.

Four double bedrooms and the family bathroom are all located off the first floor landing. All four bedrooms are good sized doubles that enjoy a bright dual aspect outlook. The master bedroom further benefits from a contemporary en suite bathroom. Both the en suite and family bathroom are predominately tiled, offering a three piece white suite, with a tile enclosed bath and a shower overhead.

An inner hall off the first floor landing leads to the second floor, dedicated to an additional double bedroom with an en suite shower room.

The Grounds

This detached new build home, set along a popular residential street, offers a low maintenance front garden that is partially enclosed by fencing and low shrubs. The largely shingled driveway continues to the sheltered entrance and rear garden, whilst presenting parking for numerous cars.

The largely laid to lawn rear garden enjoys a private outlook, as mature bushes and fruit trees border the rear and sides. This generous outdoor space backs onto paddocks and also features a patio seating area that adjoins the rear of the home.

The home also benefits from the addition of solar panels for an energy efficient lifestyle.

Energy Efficiency Rating

Current: B | Potential: A

Recent Trustpilot Review

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Directions

From our office proceed along Ash Hill Road and turn left onto the Guildford Road. Continue over the Pirbright Road traffic lights and take the second right into Glaziers Lane where the property can be found on the left hand side.

Every effort has been made to ensure these particulars provide a fair representation of the property, however we would like to draw your attention to the following:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order. References to the tenure of a property are based on information supplied by the vendor. The Agent has not had sight of the title documents. The purchaser is advised to obtain verification from their solicitor or surveyor as appropriate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. Measurements are approximate and any plans provided are not to scale.

01252 353030

ashvale@mackenziesmith.co.uk

www.mackenziesmith.co.uk

