



Great Oaks, Guildford, Surrey





One of **Guildford's finest** private Arts and Crafts styled homes set within stunning grounds of approximately three quarters of an acre.

Summary of accommodation

Ground Floor: Magnificent galleried reception hall with lift | Superb reception rooms including formal drawing room, dining room and sitting room | Loggia Kitchen/breakfast room | Utility | Larder and pantry | Study | WC

First Floor: Galleried landing | Principal bedroom with en suite and dressing room | Four/five further bedrooms | Three further bath/shower rooms (one en suite)

Second Floor: Bedroom

Gardens and grounds: Electric gated entrance and significant driveway | Garaging and workshop | Spectacular lawned gardens | Large entertaining terrace

Total Accommodation including Outbuildings approximately 5494 sq ft

In all about 0.76 acres

Distances

Guildford's Upper High Street 1.6 miles, Central London 28.5 miles, London Road Station, Guildford 1.6 miles (from 47 minutes to London Waterloo), Guildford station 2.4 miles (from 34 minutes to London Waterloo), A3 (Guildford) 1.6 miles, M25 (Junction 10) 8.3 miles, Heathrow Airport 19.5 miles, Gatwick Airport 23.3 miles
(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Ackerley
01483 617920
james.ackerley@knightfrank.com

The property

Great Oaks is arguably one of the finest houses to come onto the open market in Guildford in recent times. Built, we believe, in the 1920s in the Arts & Crafts style, Great Oaks enjoys stunning grounds of approximately three-quarters of an acre and is unusually private, being screened by mature trees to the majority of the garden and an attractive walled driveway. Internally, the house is centred around the dramatic reception hall and also include some impressive reception rooms including the formal drawing, dining sitting rooms, each with their own striking fireplaces.

The property also benefits from a lift to the first floor.








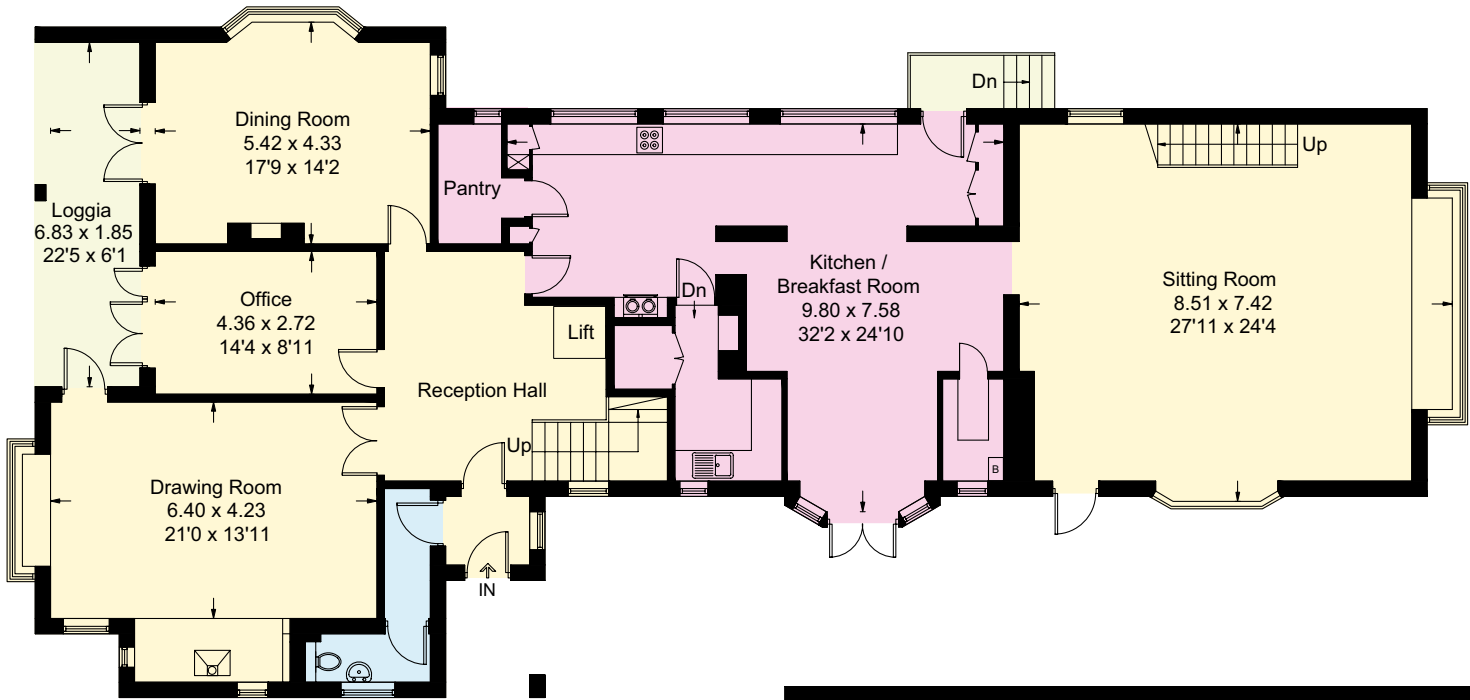
Approximate Gross Internal Floor Area
438.6 sq m / 4721 sq ft (Excluding Void)
Outbuilding = 71.8 sq m / 773 sq ft
Total = 510.4 sq m / 5494 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

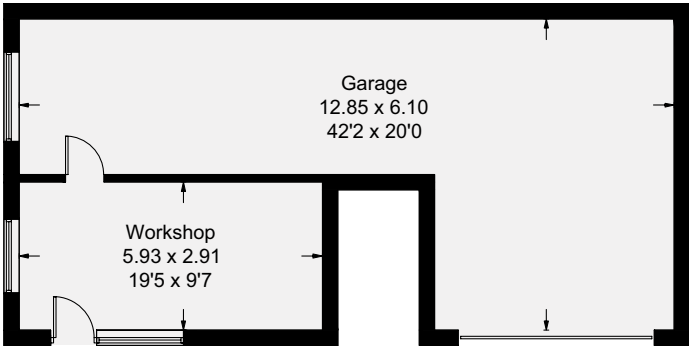
 = Reduced headroom below 1.5m / 5'0



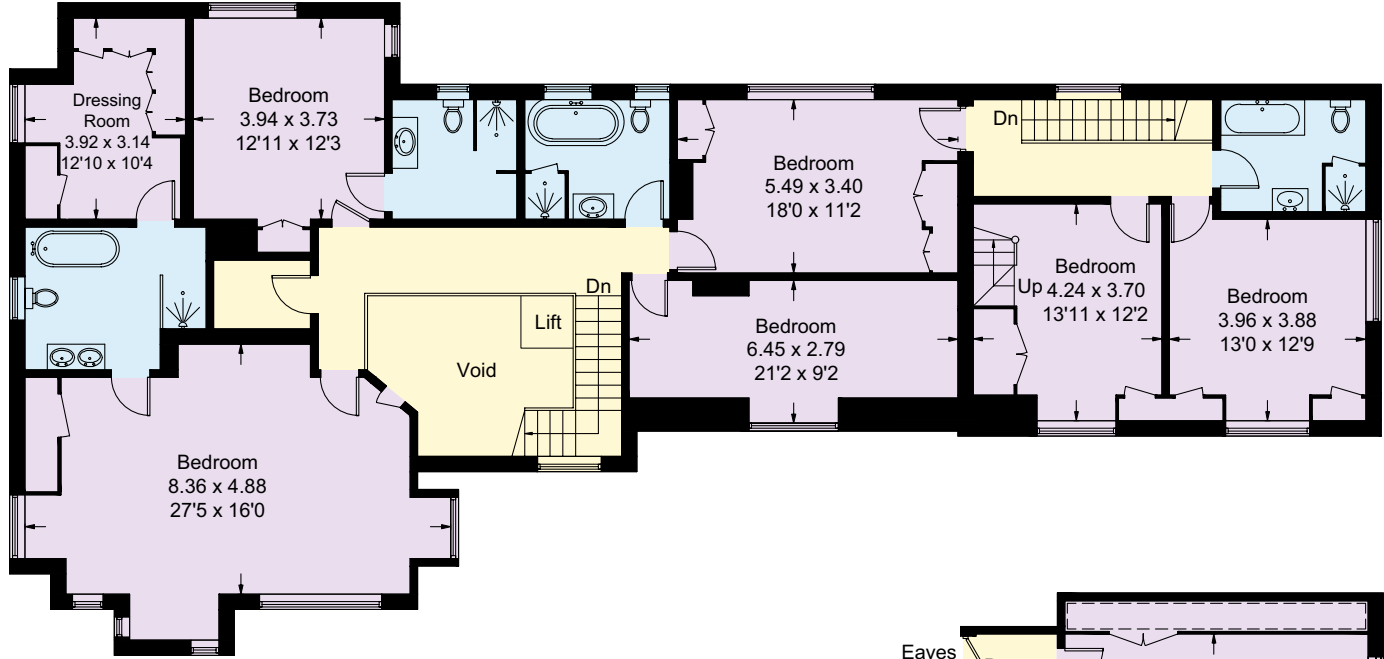
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



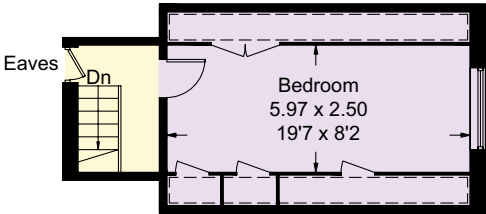
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Second Floor







The location

Woodway provides a sought-after address in Guildford having the benefit of Guildford town centre at close hand as well as excellent communications via the nearby A3. Guildford High Street is within 1.25 miles from the house with its extensive range of shopping and leisure facilities.

For the commuter, the mainline station offers a fast service to London Waterloo taking approximately 34 minutes whilst access to the A3 at Burpham provides a fast road link to London, the airports and the South Coast.

Guildford is particularly well served by good schools in the area including Guildford High School, Royal Grammar School, Tormead, as well as the nearby George Abbot School and St Peter's Catholic School.

Services

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



Property Information

Tenure: Freehold
Local Authority: Guildford Borough Council – 01483 505050
Council Tax: Band H
EPC Rating: D

Viewings

Viewing is strictly by appointment through Knight Frank.

Directions (Postcode: GU1 2TF)

From our Knight Frank office on the Guildford High Street, head north-east on High Street/A3100 towards Eastgate Gardens. At the roundabout, take the second exit onto Epsom Road/A246 and continue to follow Epsom Road. Drive for 0.9 miles then take a left onto Boxgrove Road. After 0.3 miles turn right onto Boxgrove Lane and continue forward till the bend, keeping right onto the same road. Then take the next left onto Woodway where the entrance to Great Oaks (No. 7) can be found at the end of the road on the right-hand side.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs dated September 2022.

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