



Oak House, Woodway, Guildford

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An attractive **newly built home** in 2018 to the highest of standards throughout.

Knight Frank are pleased to offer this wonderful family home located on a much requested, quiet private road.

### Summary of accommodation

**Ground Floor:** Entrance Hall | Sitting room | Kitchen/dining/living room | Family room | Cloakroom | Utility room

**First Floor:** Principal bedroom suite | Three further double bedrooms | Family bathroom

**Second Floor:** Large bedroom with en suite

**Garden and Grounds:** Stunning landscaped terrace and garden | Double garage | Home office/study

In all about 0.2 acres

### Distances

Guildford's Upper High Street 1.5 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, Central London 28.5 miles

(All distances and times are approximate)

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## The property

Oak House is a very attractive part tile-hung, part red-brick home built to the highest of standards in 2018. The property has a wonderful layout with a spacious entrance hall and the two main reception rooms, as well as the cloakroom accessed from it.

A real feature of the property is the large kitchen area which enjoys a kitchen island with a modern kitchen, dining area as well as a living room all cooperated into one open plan living space. This area has bi-fold doors, stretching almost the full width of the room which leads onto the garden.

The first floor has a wonderful and spacious principal bedroom with a en suite bathroom as well as a walk-in wardrobe. On the first floor there is also a further three double bedrooms and a family bathroom. The second floor has a further bedroom with en suite bathroom.

Oak House is set back from the private road with a large, gravelled driveway. The property sits behind attractive electric gates and has a double garage with a home office/ study above it. The garden has been immaculately landscaped, with a wraparound sun-terrace with a hot tub and outside bar in one corner. The terrace neatly leads onto the flat and well-manicured lawn which is southeast-facing and enjoys sun-light for the majority of the day. One of the properties boundaries is bordered by an array of matures trees and the other by an attractive red-brick wall. This helps create a great sense of privacy.

## Schools

- |   |                            |
|---|----------------------------|
| Tormead                                 | Guildford County School    |
| Guildford High School                   | Pewley Down Infant School  |
| George Abbot School                     | Boxgrove Primary School    |
| Lanesborough Preparatory School         | Holy Trinity Junior School |
| Royal Grammar School                    | St Catherine's             |
| St Peters Catholic School               | Charterhouse               |
| St Thomas of Canterbury Catholic School | Aldro                      |



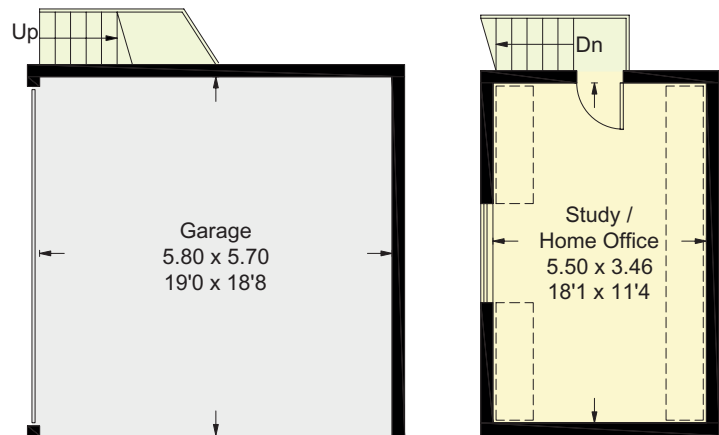












Garage Ground Floor

Garage First Floor

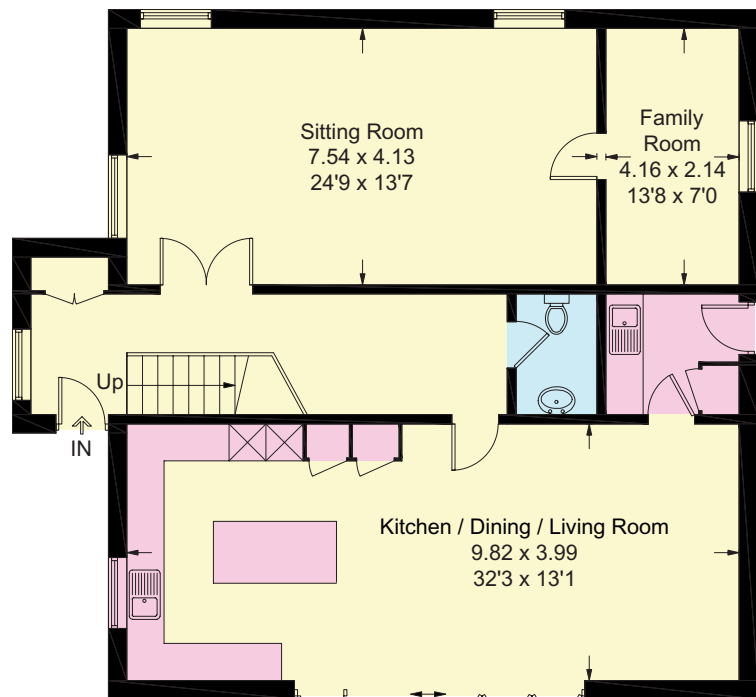
Approximate Gross Internal Floor Area  
257.9 sq m / 2776 sq ft  
Garage = 52.0 sq m / 560 sq ft  
Total = 309.9 sq m / 3336 sq ft

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.

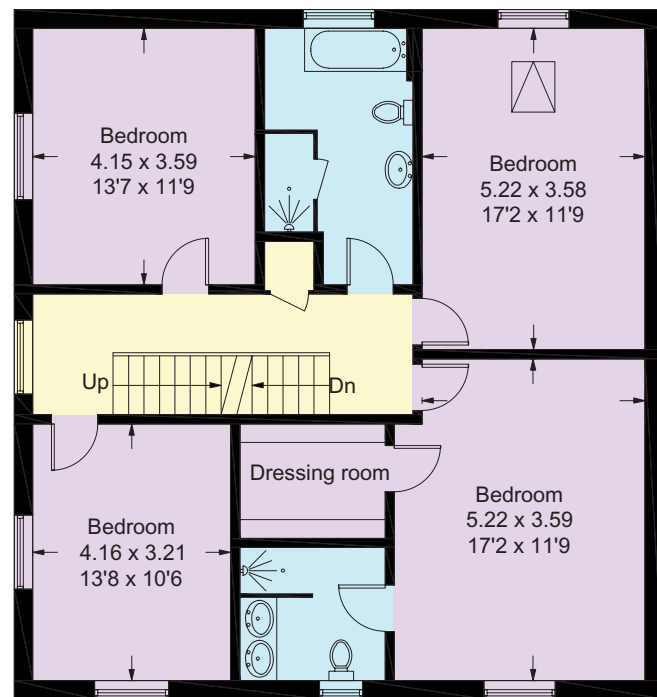
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



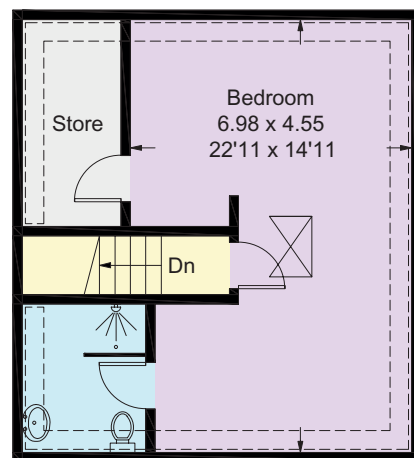
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor





## Amenities

- G Live

Yvonne Arnoud Threatre

Pit Farm Tennis Club

Merrow Tennis Club

Surrey Sports Park

Spectrum Leisure Centre

Bramley Golf Club

Milford Golf Club
- West Surrey Golf Club

Guildford Golf Club

Worplesdon Golf Course

Clandon Regis Golf Club

Cranleigh Golf and Country Club

Sutton Green Golf

Merrist Wood Golf Club

## Services

We are advised by our clients that the property has mains water, electricity and drainage. Gas fired central heating with water based underfloor heating on the ground floor.

## Property information

- Tenure: Freehold

Local Authority: Guildford Borough Council

Council Tax: Band G

EPC Rating: B

## Viewings

Strictly by appointment with agent.

## Directions (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 10.9 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 Oak House 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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2025. Photographs dated September 2022.

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