



**OAKLEA**

TITWOOD ROAD, NEWTON MEARNs

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**4/5 | BEDROOMS   3 | BATHROOMS   3/4 | PUBLIC ROOMS**

**Oaklea is a unique, detached country home within secluded gardens of approximately one acre or thereby.**

Oaklea is a splendid mid-century detached home that retains a high degree of privacy and seclusion and is set within approximately one acre of mature garden grounds. The property is set within this highly sought after setting in Newton Mearns and delivers a private lifestyle and yet still covers catchment to East Renfrewshire's high achieving schooling.

There are many notable upgrades and improvements that the property has undertaken which include an upgraded roof system, upgraded wiring and plumbing, upgraded double glazing and the interior benefits from superb finishing including oak flooring, log burning stoves and larger style windows which flood the house with natural light.

An impressive sun terrace is set to the front of the property and gives a tremendous sense of occasion when entering the outstanding reception hallway with bespoke oak staircase, oak flooring and lovely finishes, generous sized cloakroom storage cupboard, 27-foot dual aspect lounge with impressive log burning stove and splendid larger windows capturing the views and French doors to gardens. An amazing dining sized kitchen area is fitted with a full range of modern contemporary units and provides open access to dining and family area, this area also benefits from a feature log burning stove and French double-glazed doors to gardens. The ground floor is completed by a formal dining room/fifth bedroom, large laundry/boot room with extra storage, fitted coat hooks and appliances and there is a further double bedroom with adjacent WC/en-suite.

Impressive staircase leads to an amazing sized upper landing which could serve as a study/library area and gives access to principal double bedroom with concealed walk-in dressing area, feature balcony to the side and access to a contemporary styled en-suite shower room. Two further bedrooms on this level both have access to a beautifully appointed bathroom with Heritage sanitary ware, cast iron bath and walk-in shower.

Accessed from the lovely oak staircase in the main reception hallway there is a lower ground area that provides ample storage, wine cellar area and access to the integral double garage (21'10" x 19'6"), which is fitted with power and light. Hormann remote control roller door system.

The garden grounds area an obvious feature of the property with expansive driveway parking area for multiple vehicles. Lovely sun terrace to front and rear with illuminated Monoblock driveway and lawn areas to front and rear.





Newton Mearns is one of the most sought-after suburbs within the south side of Glasgow. The property is superbly situated for a wide range of amenities and indeed nationally recognised schooling. The property is a short distance away from excellent shopping at The Avenue at Mearns Cross and Greenlaw Village. There are an abundance of sports and recreational facilities found within the district which include excellent golf courses, parks, tennis clubs and there are a variety of country pursuits found nearby. Local train stations include Patterton Station and Whitecraigs Station.

**NM4297** | Sat Nav: Titwood Road, Newton Mearns, G77 6RP

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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