



InVillages
with SIMON BANCE

invillages.com

8 Oakbourne Avenue
West End, Woking, Surrey GU24 9BG

Set within a unique gated community of just 35 homes, this exceptional 6 bedroom property offers 2,600 sq ft of flexible living space arranged over three floors. Tucked away off Kings Road, Oakbourne Avenue is a quiet no-through road that combines exclusivity with convenience, providing easy access to local shops, well-regarded schools, and excellent road and rail links into London.

Distances (approximate):

Woking mainline station - 5 miles/approx 15 mins by car:

Brookwood (mainline station) - 3.2 miles; Sunningdale - 5.4 miles;
Guildford - 9 miles; Windsor - 13 miles; Reading - 19 miles;
Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 6 miles;
M3 (junction 3 Lightwater) - 2.3 miles; Gatwick Airport - 37.7 miles; Central London (WC1) - 31 miles.

FOR SALE - FREEHOLD

Price On Application

FEATURES & ACCOMMODATION

Built in 2018, the home has been thoughtfully extended and beautifully styled, with interiors finished to a high standard throughout. The recent loft conversion has been designed with impressive attention to detail, benefitting from high ceilings that complement the original architecture rather than feeling like an addition.

The ground floor offers a large 25ft kitchen/breakfast/family room, a generous sitting room, an additional reception room, and a guest WC. On the first floor, four double bedrooms and two bathrooms provide excellent family accommodation, while the top floor hosts a stunning principal suite with dressing room and ensuite, alongside a further double bedroom.

The property enjoys a prominent position within this attractive development, with a fully enclosed southerly rear garden. Mainly laid to lawn, with a patio and side access, it provides a perfect outdoor retreat. The garage has been converted into a versatile utility room/gym, and there is driveway parking for up to three vehicles.

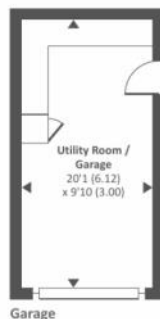




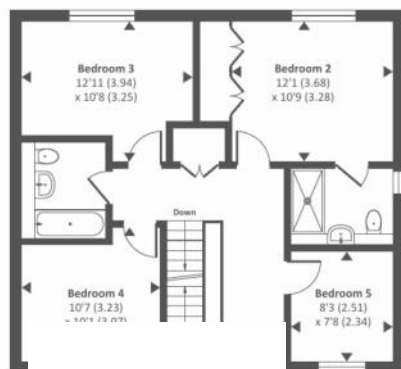


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

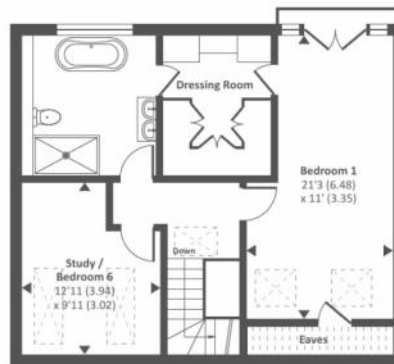
Approximate Area = 2069 sq ft / 192.2 sq m
 Limited Use Area(s) = 30 sq ft / 2.7 sq m
 Garage = 197 sq ft / 18.3 sq m
 Total = 2296 sq ft / 213.3 sq m
 For identification only - Not to scale



Ground floor



First floor



Second floor

SERVICES

Mains water, drainage, gas and electricity are connected. Central heating is gas fired via radiators.

FIXTURES AND FITTINGS

It should be noted that none of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

VIEWING

All viewing is to be strictly by appointment with In Villages Estate Agents in Chobham on 01276 855788

COUNCIL TAX: Band F
POSTCODE: GU24 9BG

DIRECTIONS

From our offices in Chobham High Street, proceed south to the mini roundabout & go straight across into Castle Grove Road. After 0.4 mls, at the fork, turn right into Scotts Grove Road and proceed for approximately 1.3 miles where the road becomes Beldam Bridge Road. Turn left at the junction into Fellow Green and continue to the roundabout. Take first exit towards Guildford and left again after the KIA garage into Kings Road. Oakbourne Avenue will be found a short way along on the right hand side.

IMPORTANT NOTICE

In accordance with the Misrepresentation Act 1967 and the Property Misdescription Act 1991, these details have been prepared in good faith, they are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact. Any measurement or distances referred to herein are approximate only.



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