

Wills & Smerdon

Sales • Lettings • Management



Stemming, Oakwood Drive
East Horsley, Surrey KT24 6QF





A detached 3 bedroom bungalow in mature 0.286 Acre South facing grounds, situated in a wonderfully tranquil and centrally positioned Private Road setting, offering the next owner a blank canvas opportunity to fashion a home of their own design.





Stemming, Oakwood Drive

East Horsley, Surrey

Entrance Porch - 3 Bedrooms - Lounge/Dining Room - Kitchen - Bathroom - Separate WC
- Detached Garage - 0.286 Acre South Facing Plot - Fabulous Scope to Enhance/Extend
(STPP) - 0.4 Mile Walk to Shops & Station (Waterloo 45 mins) - No Onward Chain

Situated toward the very end of this highly regarded central Private Road within South facing grounds of over just under 0.3 Acre, we are delighted to offer for sale this detached bungalow which affords great scope for the next owner to make their own mark.

To be sold for the first time since 1967, the property now offers excellent scope for refurbishment as well as extension or possibly re-development, subject to the relevant planning consents.

Barring a small addition to the kitchen, the current building remains in its original design from when first built and will therefore benefit from the Permitted Development Rights available under the Local Authority guidelines.

Useful Exterior Measurements (OS ProMap measured):

Plot width at Building Line: approx. 63' (19.2m)

Depth of plot (road to rear boundary): approx. 218' (66.5m)

Road to Building Line: approx. 52' (16m)

Externally, the property sits beyond a gravel driveway which provides visitor parking and a concrete driveway leads to the side of the property to the detached garage (currently overgrown). Beyond the South facing rear terrace, the gardens have been laid to lawn for ease of maintenance with mature boundaries which provide excellent privacy on all sides.

For those new to the area, Oakwood Drive is generally considered as one of the Village's most highly regarded central Private Roads, being only a 0.4 mile walk to the main shops and station. Further shops at Bishopsmead are about 3/4 mile in the opposite direction, along with St Martin's Church, the Duke of Wellington PH, and the Little Waitrose at Shell Horsley before the gateway to the Surrey Hills. The area abounds with a fabulous choice of both recreational and educational amenities for all ages and further details are available upon request.

Tenure: Freehold Guildford Borough Council Band: F Road Service Charge: TBC



Approximate Area = 829 sq ft / 77 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 961 sq ft / 89.2 sq m

For identification only - Not to scale



GROUND FLOOR





DIRECTIONS

From our Offices in East Horsley, proceed along the Ockham Road South for approx. 300 yards, taking the 2nd turning on the right into Oakwood Drive. The driveway to Stemming will be found 5th on the left after the turning to Oakwood Close, and shortly before the turning circle at the end of the road. [///stands.pounds.list](http://stands.pounds.list)

