



LITTLE OAK

Ganghill, Guildford, Surrey



A BEAUTIFULLY APPOINTED HOME IN A PRIME GUILDFORD ADDRESS

Set within over a third of an acre complete
with a swimming pool and detached pool house/annexe

Summary of accommodation

Ground Floor: Drawing room | Dining room | Family room | Kitchen/breakfast/living room | Utility | Integral garage

First Floor: Principal bedroom with en suite | Bedroom with en suite | Three further bedrooms | Family bathroom

Garden and Grounds: Extensive driveway parking | Beautifully landscaped mature gardens | Large patio terrace perfect for entertaining | Swimming pool | Detached annexe/pool house complete with a gym and shower room | Garden shed

In all approximately 0.375 acres

Distances: Guildford's Upper High Street 1.3 miles, London Road Station, Guildford 1 miles (from 47 minutes to London Waterloo)

Guildford Mainline Station 2.1 miles (from 32 minutes to London Waterloo), A3 (Guildford northbound) 1.2 miles

A3 (Guildford southbound) 1.9 miles, M25 (Junction 10) 7.1 miles, Heathrow Airport 22.3 miles

Gatwick Airport 24 miles, Central London 29.8 miles

(All distances and times are approximate)



SITUATION

Little Oak occupies a secluded position in Ganghill, a prestigious and highly desirable private road, which is excellently placed close to Guildford town centre, both stations and a range of excellent local schools.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London. The house is just 0.4 miles from the 52 hectares of Stoke Park, and only 1.4 miles from the Merrow Downs which offers miles of walking routes connecting to Newlands Corner, St Martha's Hill, Pewley Downs and beyond.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.





Schools: Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

Amenities: G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.

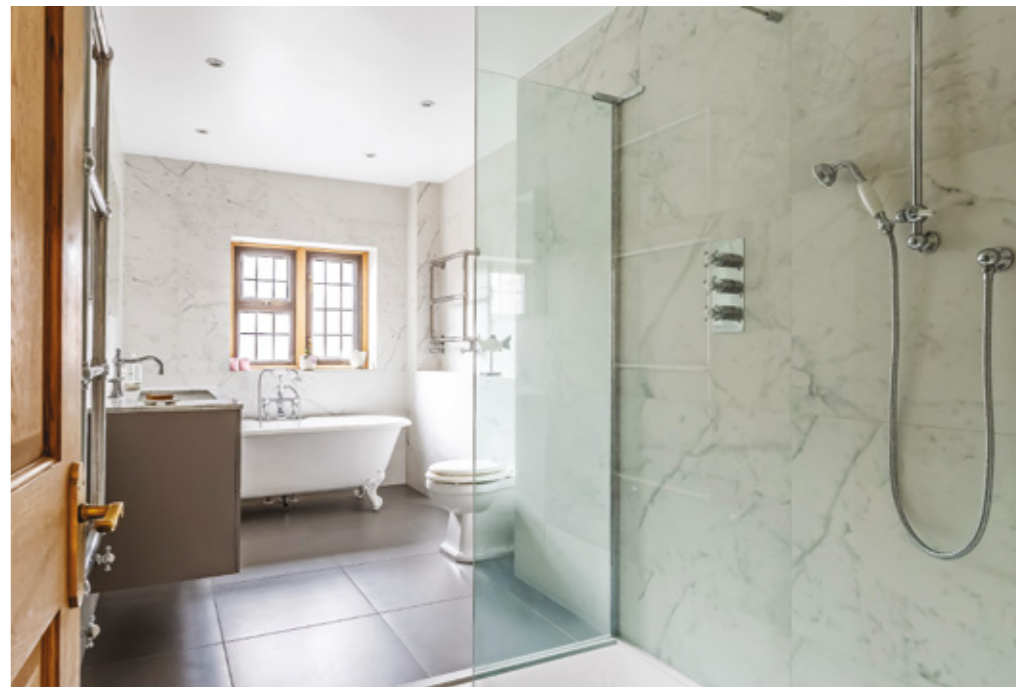
THE PROPERTY

This well-appointed home is arranged over two floors and opens into a welcoming entrance hall that leads into a series of elegant and versatile reception rooms. The sitting room, bathed in natural light, offers a refined space for formal entertaining, while a separate family room provides a cosy retreat for more relaxed gatherings.

To the rear of the property lies the heart of the home – an impressive open-plan kitchen, dining, and living area that seamlessly flows into the garden, ideal for both everyday living and hosting guests. The modern kitchen is well-equipped with contemporary fittings and a central island, offering ample space for culinary enthusiasts. Adjacent to this, the dining room provides another flexible entertaining space.

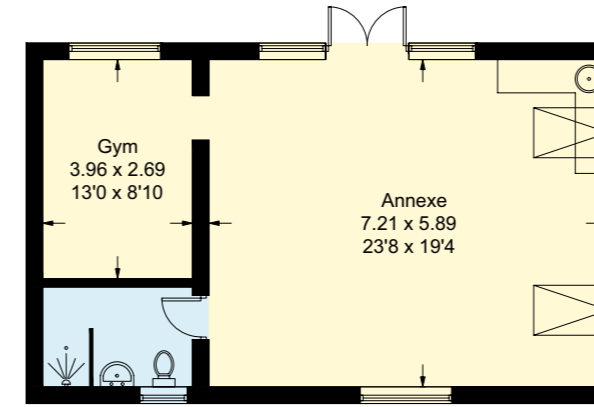
A utility room and integrated garage complete the ground floor, offering practical storage and convenience.

Upstairs, five well-proportioned bedrooms are arranged around a central landing. Both the principal bedroom and guest bedroom benefit from private en suites. Whilst the remaining rooms are served by a stylish family bathroom, ensuring ample facilities for a growing family or visiting guests.

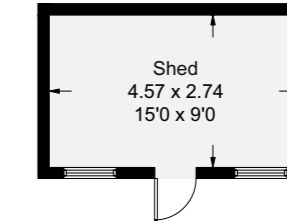


DETACHED ANNEXE & GYM

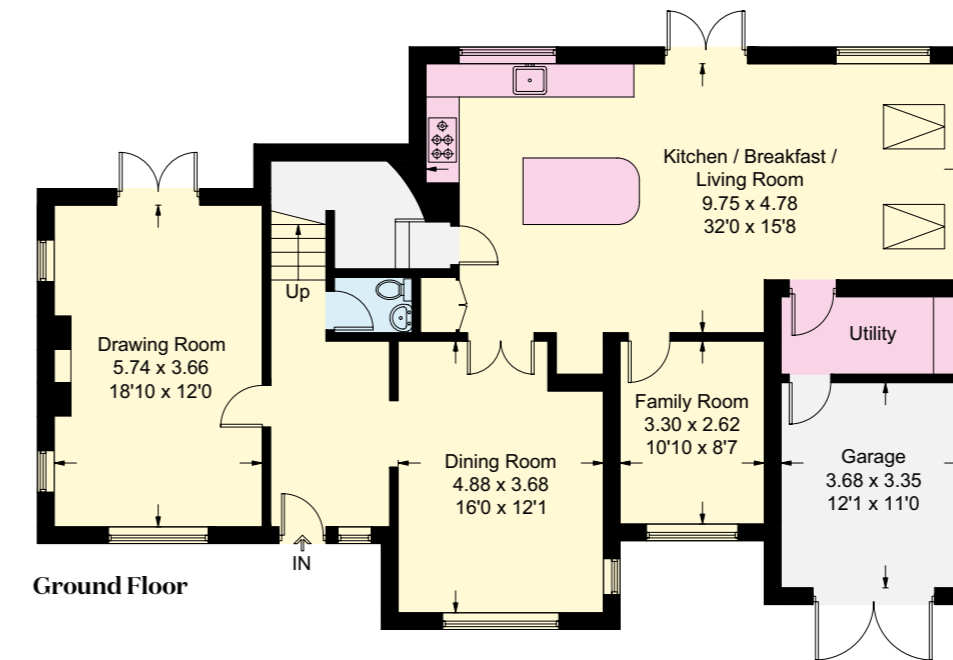
Set away from the main residence is a substantial annexe building, providing a generous open-plan space with a private bathroom — an ideal setup for independent living, a guest suite, or a home office. Adjoining the annexe is a dedicated gym space, offering the perfect opportunity to maintain a wellness routine from the comfort of home. There is also the added benefit of a timber shed for additional storage.



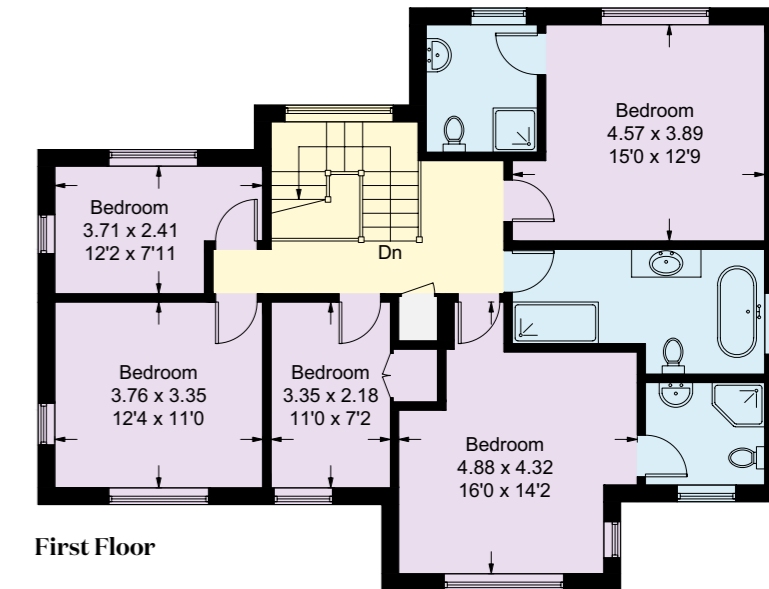
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Approximate Gross Internal Area = 230.3 sq m / 2479 sq ft
 (Including Garage)
 Outbuildings = 72.7 sq m / 782 sq ft
 Total = 303.0 sq m / 3261 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

Local Authority: Guildford Borough Council

EPC Rating: Main House: D, Annexe: D

Council Tax: Band G

Tenure: Freehold

Directions

Postcode: GU1 1XE

What3words: ///during.lace.friend

Viewings: Viewing is strictly by appointment through Knight Frank, the sole selling agent.

James Ackerley

01483 617920

james.ackerley@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Tim Chapman

01483 963880

tim.chapman@knightfrank.com

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 April 2026. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



