



# THE OAKS

SPEEDWELL CLOSE MERROW  
GUILDFORD



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Speedwell Close, Merrow, Guildford GU4 7HE

Renowned for their exacting standards and extremely high quality build, Montfichet Estates are proud to present The Oaks: a bespoke development of four crafted one bedroom homes with the benefit of a separate dressing room/study, private parking and gardens.



# LOCATION

This niche development is situated in the Surrey village of Merrow, the perfect location for those who want the very best of both town and country living. Just a 20 minute walk from a parade of shops in Burpham and 7 miles to the M25 opens up countless opportunities. With London Waterloo only 35 minutes by train from Guildford it is easy to understand why the village is so popular with commuters and families alike.

Close to Guildford, The Oaks provides fantastic access to all local amenities on the historic Guildford High Street, such as the Tunsgate Shopping Centre and numerous superb restaurants, coffee shops and bars. Whilst for arts and culture there is a superb array of venues such as The Electric Theatre, Yvonne Arnaud Theatre and GLive, as well as numerous museums and highly regarded art galleries.

The area is well noted for its excellent schools in both the private and state sectors. The opportunities are plentiful for exploring this special area where you'll discover some amazing views, open countryside and some of the prettiest market towns and villages in the south of England.





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# SPECIFICATION

## Interior finishes

- Loop woven wool carpets to living room, landing, bedroom and study
- Polished porcelain floor tiles to kitchen and utility area
- High quality UPVC casement windows
- Moulded timber doors with chrome furniture
- Built-in wardrobe cupboard in each home

## Bathrooms

- Bathrooms with Vitra and Roca sanitaryware Bristan chromeware
- Showers with multifunction shower kit
- Polished chrome towel rails
- Italian porcelain wall tiles

## Kitchens

- Individually designed kitchens with quality laminate worksurfaces
- AluSplash splashbacks
- Integrated Zanussi appliances throughout, including dishwasher.
- AEG Washer/Dryer
- Stainless steel sink with mixer tap

## External

- Fully landscaped and turfed gardens
- Allocated tarmacadam parking space
- Cycle store and garden storage
- Outside taps
- External lighting

## Heating, Electrical & Lighting

- Recessed downlights to kitchen and utility area
- Spot lit bathroom and WC
- Slim white light switches and sockets
- Gas-fired Ideal combination boiler to zoned radiators
- Mains supply smoke and heat detectors
- Pre-wired for media

## Additional information

- Freehold
- 10 Year BLP Build Guarantee on completion

NB: Photography is of Plot 2 for illustration purposes only.



**AEG**

**Roca**

**ZANUSSI**

**ideal**  
BOILERS





# FLOORPLANS—GROUND FLOOR

## PLOT 1, 2 & 3

Lounge / Dining room

4.23m x 3.96m (14' 0" x 13' 2")

Kitchen

2.55m x 2.02m (8' 6" x 6' 9")

## PLOT 4

Lounge / Dining room

3.66m x 3.96m (12' 2" x 13' 2")

Kitchen

2.55m x 2.02m (8' 6" x 6' 9")



# FLOORPLANS—FIRST FLOOR



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## PLOT 1, 2, 3 & 4

Bedroom

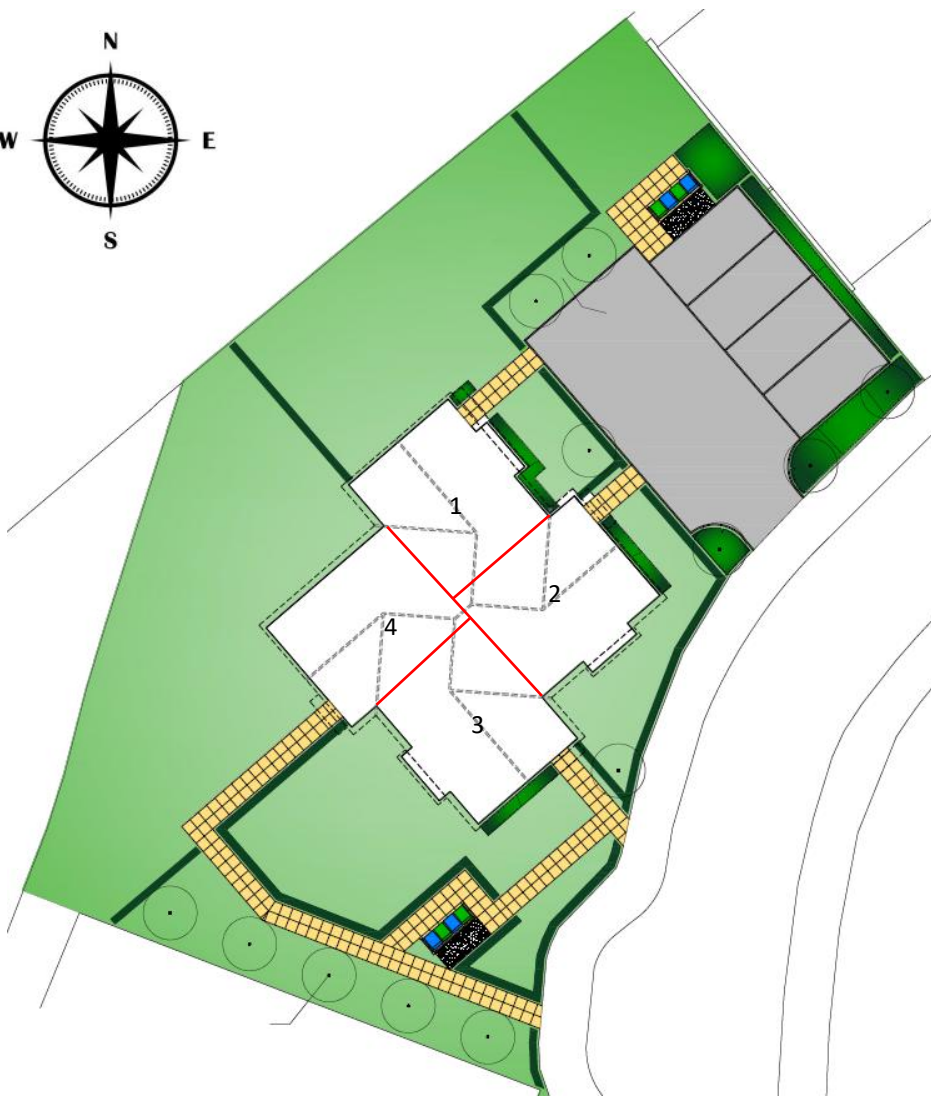
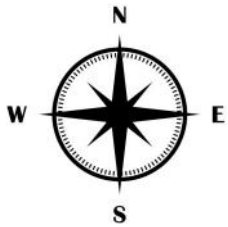
4.65m x 3.01m 15' 5" x 10' 0"

Dressing / Study 2.87m x

2.52m 9' 7" x 8' 5"



All floor areas and plans approximate and indicative.



AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

# DIRECTIONS

POSTCODE: GU4 7HE

## TOWNS & CITIES

Merrow Centre: 0.9 miles • Guildford: 2.9 miles • Woking: 7 miles • Central London: 30.7 miles

## ROAD & TRANSPORT LINKS

A3: 1.4 miles • M25 (J10): 7 miles • London Gatwick: 25 miles • Heathrow: 20.7 miles

## TRAIN STATIONS :

Guildford (3.5 miles) : London Waterloo: 35 minutes • Clandon (3.3 miles) : London Waterloo: 51 minutes



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