



44 Oak Hill, Wood Street Village, Guildford

CLARKE  GAMMON  
1919

# 44 Oak Hill

WOOD STREET VILLAGE, GUILDFORD, GU3 3ER

## Freehold

This immaculately presented four-bedroom detached home has been fully renovated by the current owner in 2023 and is a superb example of a skilfully extended property, in the desirable semi-rural Wood Street Village - only minutes from Guildford town centre.

Arranged over three levels, the property boasts a magnificent open plan kitchen/ living /breakfast room that enjoys light flooding in through both a roof lantern and bi-folding doors. The fitted kitchen has been finished to the highest standards, including an array of Neff integrated appliances; there is a separate utility room. The property enjoys a further dining area that has been cleverly married to the kitchen. There is an additional sitting room with a bay window, with aspect across the common to the front.

From the spacious hallway, stairs lead to the first-floor landing giving access to three of the four bedrooms; bedrooms on this level are served by a well-appointed family bathroom. Stairs lead to the second floor where you will find the principal bedroom suite with an array of built in wardrobes and access to the eaves providing a good amount of storage.

- Immaculately extended detached property
- Sitting room with bay window with aspects over the common
- Four bedrooms across two floors
- Large, landscaped gardens
- Purpose built home office/studio with power to garden
- Beautifully appointed open plan kitchen/living/breakfast room
- Separate utility/boot room
- Delightful semi-rural location close to Guildford
- Aspects on to open farmland to the rear
- Driveway parking for several cars

### CLARKE GAMMON - GUILDFORD

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**Local Authority:** Guildford Borough Council Tax Band E

**Services:** Mains water, drainage, gas and electricity









### GROUPS AND GARDENS

The grounds and gardens are a particular highlight of the property. The rear garden extends to approximately 200 ft and enjoys aspects of open farmland to the rear. The garden is predominantly laid to lawn, secured by closed board fencing on each side. Of note, is a large, covered terrace laid to stone and caters perfectly for alfresco dining and entertaining. To the rear of the garden is a large purpose-built studio (with power) that could serve as a home office, party barn or gym; there is a large garden store attached to it. To the front of the property there is a spacious driveway with parking up to three/four cars.





# Oak Hill, Wood Street Village, Guildford, GU3

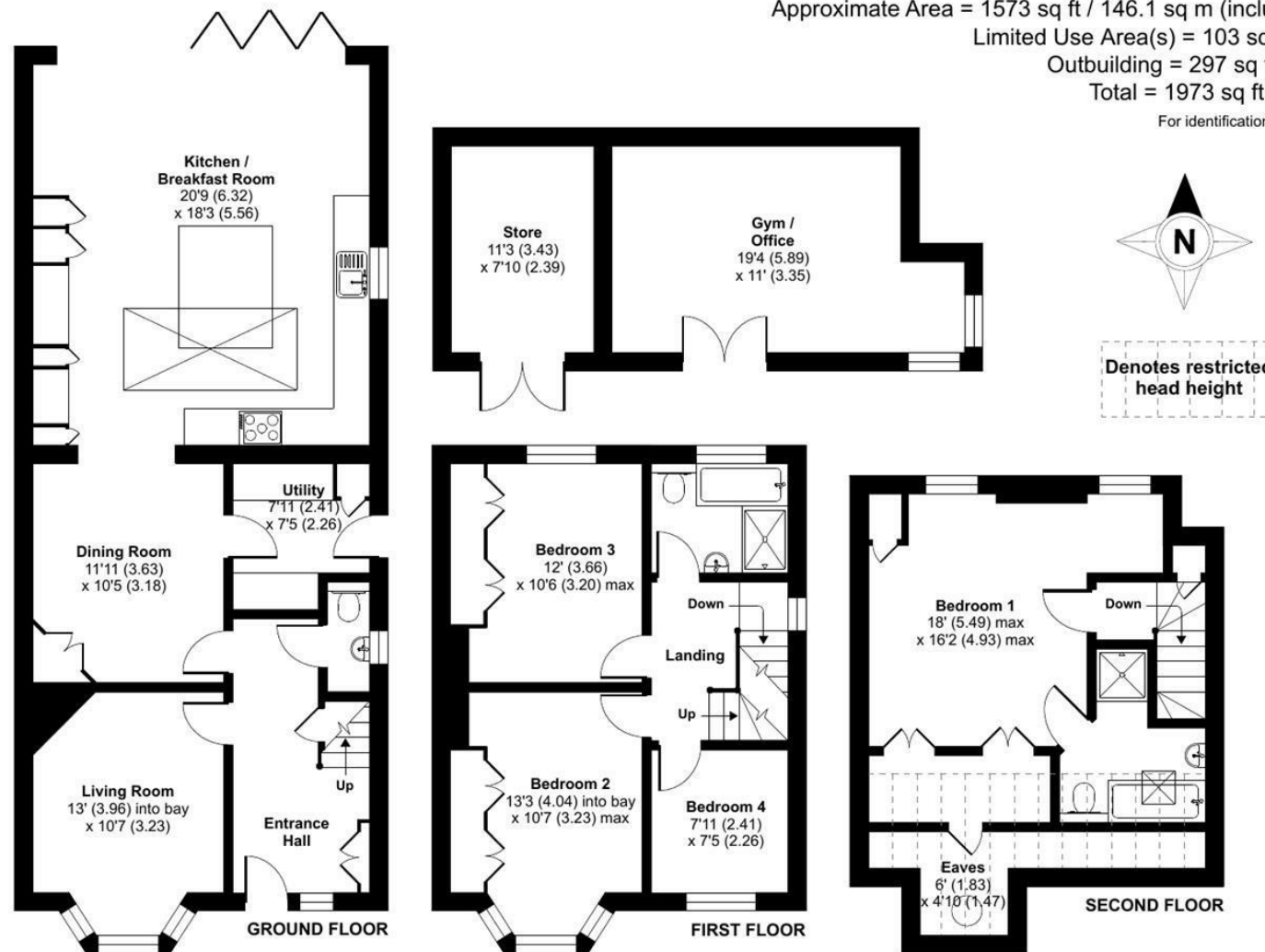
Approximate Area = 1573 sq ft / 146.1 sq m (includes garage)

Limited Use Area(s) = 103 sq ft / 9.5 sq m

Outbuilding = 297 sq ft / 27.6 sq m

Total = 1973 sq ft / 183.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Particulars dated 10 October 2023



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Clarke Gammon. REF: 1041476

## AGENT'S 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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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