



**Boughton Hall Avenue, Woking,  
Guide Price £1,895,000 Freehold**

CLARKE  GAMMON  
1919



NEW OAKS BOUGHTON HALL AVENUE  
WOKING GU23 7DD

Guide Price £1,895,000

Six double bedrooms

Double aspect drawing room

Five bathrooms with GSI Ceramica  
sanitaryware/ Hansgrohe furniture

Comprehensive alarm system

Tree lined private road

40ft South West Facing Kitchen

Underfloor heating and air  
conditioning

Triple oak-framed bespoke garage

Sought after location

Grounds and garden in excess of 1/2  
an acre



A superb new home, approaching  
some 4000 sqft of spacious, light and  
impeccably finished accommodation,  
set within its own private grounds  
and gardens of half an acre, all within  
a highly regarded tree lined private  
road.

#### THE PROPERTY

Type your text here



## THE GROUNDS

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## SITUATION

Accessed via automated gates from this prime private residential road, New Oaks is a spacious six bedroom home arranged over three levels with the added benefit of a detached triple garage.

To the ground floor, as you enter the large tiled entrance hall, you are welcomed by a glazed feature oak staircase. From the hallway, a double aspect drawing room is accessed, of particular note is the log burner, feature fireplace and Lutron lit coffered ceiling. To the rear of the house is a south west facing 40 foot open plan kitchen, dining, living room with a stunning contemporary kitchen including fully integrated appliances. From the kitchen is a utility room, which has side access to a sandstone walkway, leading to the oversized triple garage/ carport with additional storage space above.

The oak staircase leads to the first floor landing giving access to four of the six bedrooms. The Master suite comes complete with a spacious dressing room with beautiful handcrafted wardrobes with brass inlays and his and hers ensuite bathrooms. The second bedroom benefits from an ensuite bathroom, again with hand crafted wardrobes. There are two further bedrooms, which are situated to the front of the property, they also both benefit from fitted wardrobes and are served by a family bathroom in a Jack and Jill arrangement. Stairs lead to the second floor to provide two further well-proportioned double bedrooms which are served by a shared shower room and fully integrated air conditioning.

Accessed via an external staircase and located above the detached triple-oak garage, is ancillary space which may be used as additional accommodation STPP.

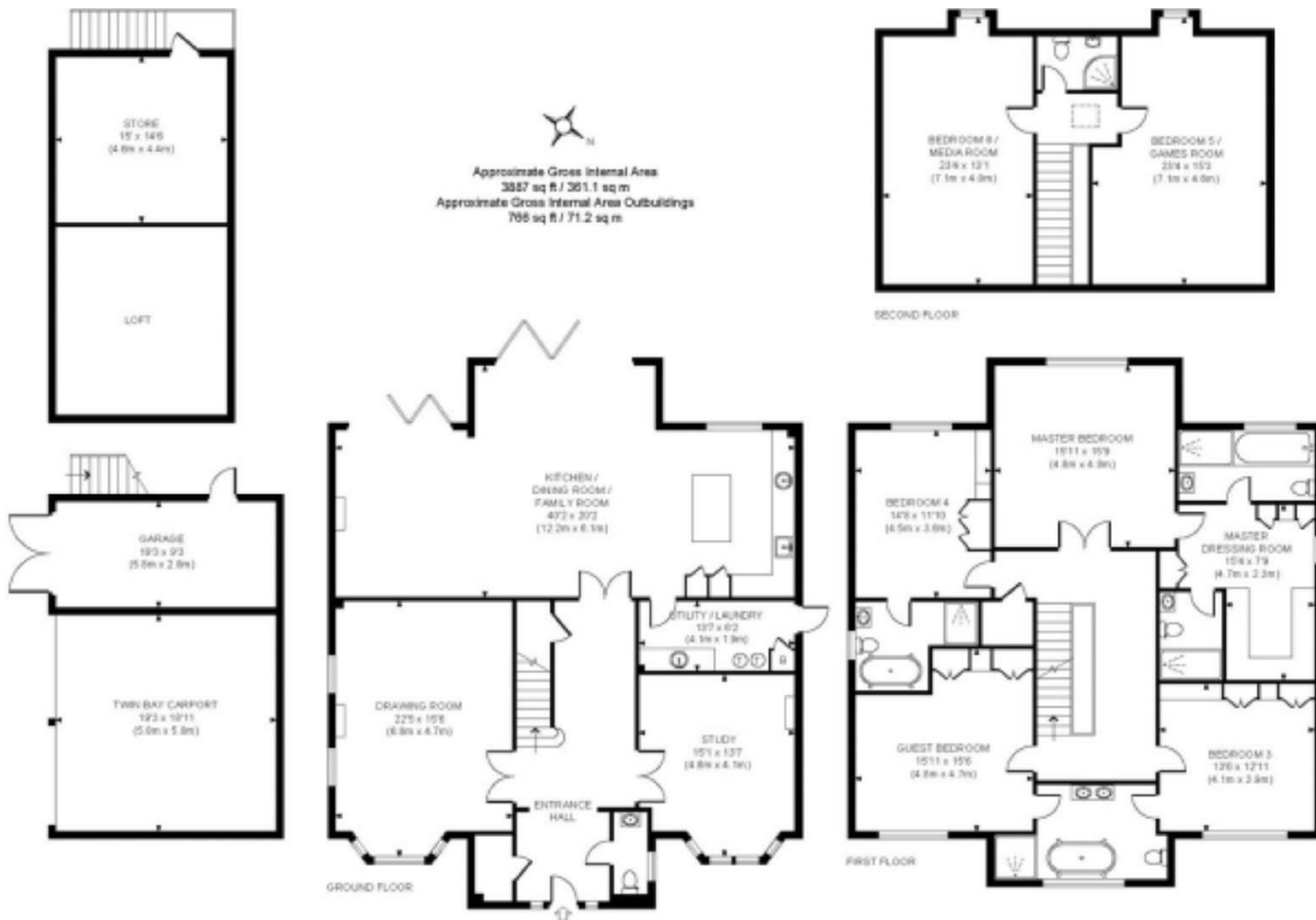
New Oaks boasts an array of home automation including Lutron lighting system, integrated ceiling mounted speakers, along with Sky Q/free view compatible Cat 6 cabling. In terms of security there is a comprehensive alarm and colour monitored camera system.

GUILFORD | X miles  
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles



LOCAL AUTHORITY

COUNCIL TAX

Band

SERVICES

Mains water, electricity, mains drainage  
gas central heating

1st July 2025 Custom Code : B VL/EL Property Ref -  
5688

#### 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>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### CG GUILDFORD OFFICE

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#### DIRECTIONS

From our Guildford office, follow the A3 to London Rd in Send. Take the B2215 exit towards A247/Ripley/Woking/Dorking. Continue onto the London Rd. At the roundabout, take the 2nd exit onto Portsmouth Rd/B2215. Follow the Portsmouth Rd before turning left onto Boughton Hall Ave.

#### 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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LIPHOOK OFFICE  
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OFFICE GROUP

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