



28 Oak Tree Drive, Guildford, Surrey, GU1 1JL



# 28 Oak Tree Drive

GUILDFORD, SURREY, GU1 1JL

28 Oak Tree Drive offers spacious and flexible accommodation arranged over three floors, totalling over 1,800 square feet. The property is approached via a smart resin driveway, providing off-street parking for two vehicles. Upon entering, you are welcomed into a bright and spacious hallway featuring understairs storage, a separate storage cupboard, and a downstairs cloakroom.

To the front of the property is a versatile home office, ideal for remote working or study. At the rear, a stylish grey shaker-style kitchen provides ample space for dining and entertaining. The kitchen is well-equipped with two eye-level ovens, an induction hob with cooker hood above, a wine fridge, dishwasher, and a stainless steel sink with drainer. Adjacent to the kitchen is a practical utility room with space and plumbing for a freestanding washing machine and tumble dryer. A conservatory leading from the kitchen overlooks the garden and is currently arranged as a formal dining room.

Ascending to the first floor, you'll find a generously proportioned double-aspect living room with a large front-facing window that frames far-reaching views towards the Surrey Hills. This floor also has two bedrooms: a double bedroom and a single bedroom currently used as a study. Both are served by a recently fitted, fully tiled three-piece bathroom suite comprising a toilet, vanity unit with basin, bath with shower over, and a lighted mirror.

The second-floor features three further bedrooms, two of which are double bedrooms and a spacious master bedroom. The master bedroom benefits from a double aspect, built-in wardrobes, and a modern en-suite shower room with a three-piece suite.

To the rear of the property is a well-maintained, low-maintenance garden with an evergreen shrub border and a paved patio area, perfect for outdoor relaxation. To the side of the garden is a separate carport and sheds, and the property also enjoys the convenience of side access.

- Spacious and flexible accommodation over three floors, totalling over 1,800 sq ft
- Ground floor home office and conservatory dining room overlooking the garden
- Resin driveway with off-street parking for two cars, plus carport and sheds
- Modern family bathroom, en-suite, and cloakroom, all recently updated
- Five bedrooms including a large master suite with en-suite and built-in wardrobes
- Stylish shaker-style kitchen with integrated appliances and separate utility room
- Large living room with far-reaching views towards the Surrey Hills
- EPC Rating: C

## CG GUILDFORD

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**Local Authority:** Guildford Borough Council \ Tax Band F

**Services:** The property benefits from all mains services

















## SITUATION

28 Oak Tree Drive is located to the north of Guildford's centre, offering convenient access to the town's excellent range of amenities. Guildford is the historic county town of Surrey, known for its vibrant High Street, extensive shopping including The Friary Centre, a wide choice of restaurants, cafes, and cultural venues such as G Live and the Yvonne Arnaud Theatre. The town is well-connected, with Guildford mainline station providing fast and frequent services to London Waterloo in under 40 minutes, making it ideal for commuters. Road links are equally strong, with the A3 offering direct access to London, Portsmouth, and the M25. The area is served by regular bus routes and is within easy reach of Heathrow and Gatwick airports via road and rail connections. Families benefit from a selection of well-regarded schools nearby, including Northmead Junior School and Christ's College, as well as proximity to green spaces and riverside walks along the Wey Navigation






## DIRECTIONS

From Guildford town centre, head north on Stoke Road (A320), passing through Stoke Crossroads and under the A3 . Continue past Stoke Mill on your right and at the next roundabout take the second exit to stay on Woking Road. At the following roundabout, adjacent to the Esso petrol station, take the first exit onto Hazel Avenue. Turn right into Oak Tree Drive and continue up the hill—number 28 will be found on the right-hand side.

A spacious and well-appointed  
five-bedroom family home  
offering flexible living across  
three floors with modern  
finishes and excellent  
practicality.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales	EU Directive 2002/91/EC 	



# Oak Tree Drive, Guildford, GU1

Approximate Area = 1806 sq ft / 167.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1359983

## 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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