

OLDFIELD WOOD

MAYBURY HILL • WOKING

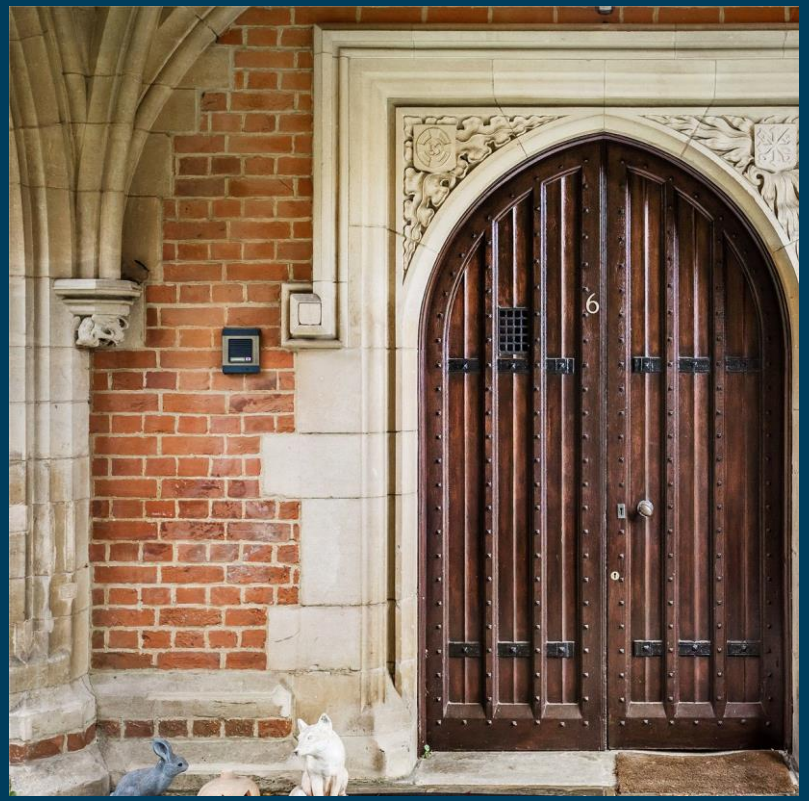
OLDFIELD WOOD, MAYBURY HILL, WOKING, SURREY, GU22 8AN

A magnificent and hugely impressive four storey home with a plethora of character features, offering flexible four/five bedroom, two/three reception room, three bath/shower room accommodation within this gated estate on the prestigious south-side of Woking.

Formerly St Peters Convent, this Grade II listed building was successfully converted in 1996 by McCloud and was, at that time, an award-winning conversion consisting of houses and apartments within the main building and several detached houses were built within the grounds.
The Clock house, is the largest and arguably the most impressive property within the building and it still retains the original entrance with an attractive front portico with arched ceiling and stone fenders. The entrance vestibule and reception hall are divided by twin stained glass doors depicting both Oldfield Wood and Woking's most famous literary event, H G Well's 'War of the Worlds'.

The ground floor features a huge drawing room with double doors to the courtyard and a fireplace with original carved Gothic stone fire surround. There is also a spacious kitchen/breakfast room with Rayburn stove, plus further integrated appliances and direct access to the courtyard.
To the first floor you are led to the galleried landing with five principal bedrooms arranged off landings at different levels. The main bedroom has a walk in wardrobe and en-suite bathroom. Two of the bedrooms retain original fireplaces and have delightful views over the grounds. On the third floor is a minstrel landing and a narrow staircase up to an incredible feature room that could make a perfect study/office or reading room with a timber ladder leading to the clock tower and mechanism itself.

The property has many fabulous features which include a superb staircase with stone balustrade, numerous ecclesiastical leaded light windows, including the main feature window with stone mullion. There are particularly high ceilings throughout and the aforementioned clock tower is very unusual and a particularly interesting feature
Heating is gas fired to radiators, which is via a Worcester boiler for the upper floors and the Rayburn supplies the ground floor.

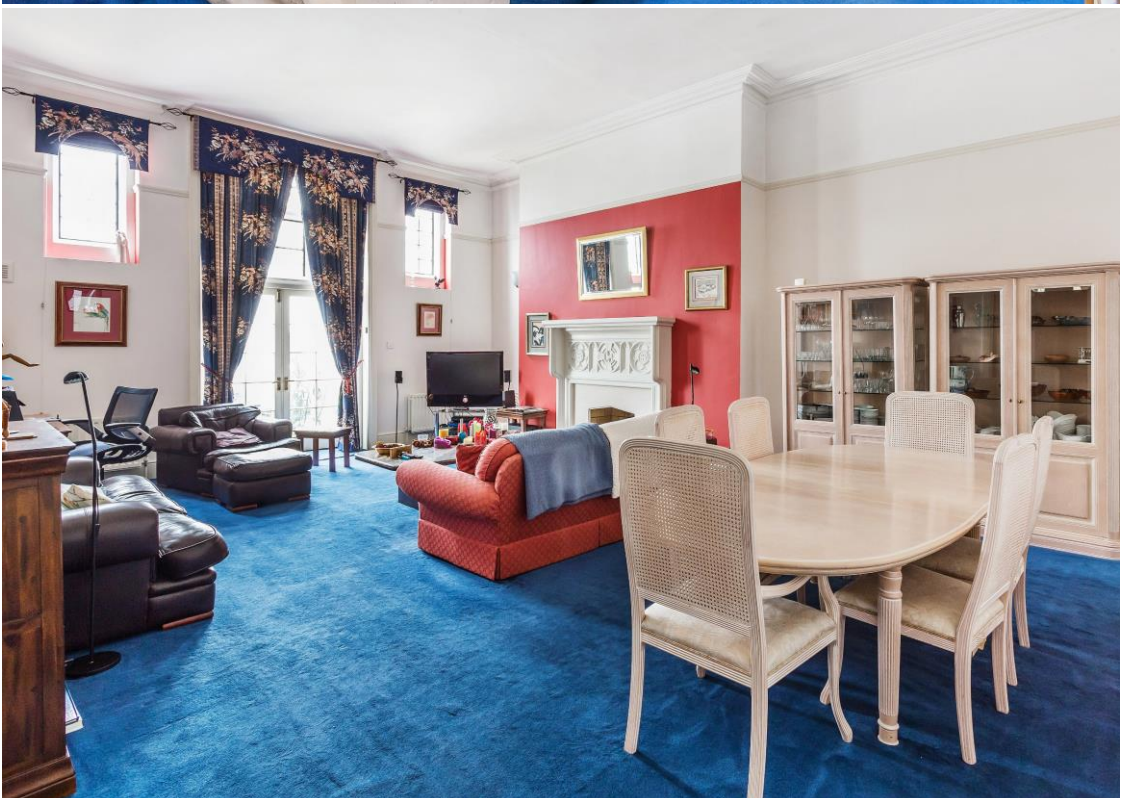


3A-3B, COMMERCIAL WAY, WOKING, SURREY, GU21 6XR

01483 757700



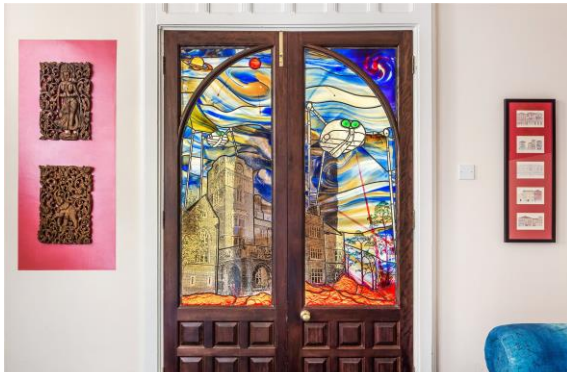














OUTSIDE

Outside, the property has a private courtyard, plus communal grounds of approximately four acres, plus two tennis courts which are for the exclusive use of all residents. This property has two allocated parking spaces in the main parking area and a detached garage. The development is gated and conveniently situated within walking distance to Woking centre and station. Woking offers a vast and varied shopping and entertainment experience with numerous restaurants, cinemas, and a first-class theatre as well as golf, tennis and health clubs. Numerous state and private schools are located within the local area. There is access to some lovely countryside walks along the Wey. The A3, M3 and M25 are accessible for London and major airports.





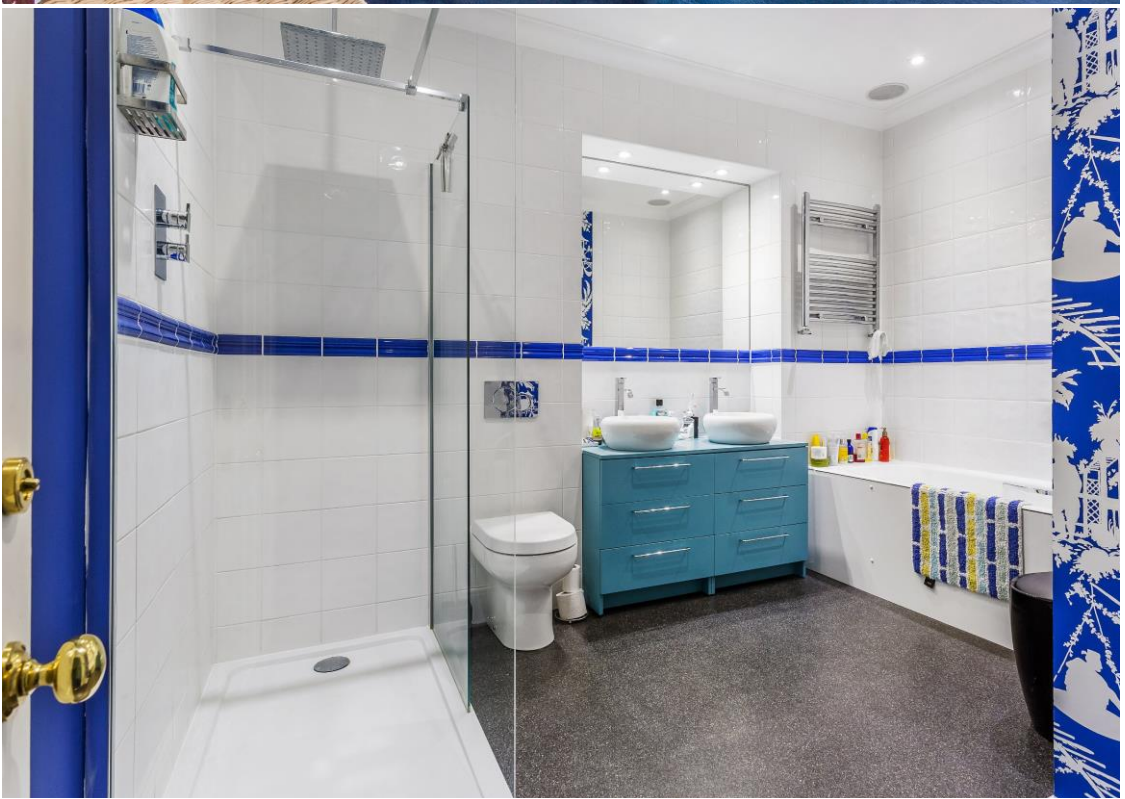


















LOCATION

Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills (including spa and hotel). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve.

The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, St Andrews, Greenfield, Halstead, Woking High School, St Dunstan's, Hoe Valley and St John the Baptist School.











Approximate Area = 352.7 sq m / 3796 sq ft (Excluding Voids / Courtyard)
Including Limited Use Area (4.6 sq m / 49 sq ft)



Seymours

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