

GREAT OAKS PARK

GUILDFORD • SURREY

28 GREAT OAKS PARK, GUILDFORD, SURREY, GU4 7JG

This stylishly extended detached house in Burpham offers well-presented and versatile family accommodation, combining a traditional brick exterior with a thoughtfully modernised interior. The property has been carefully updated to create bright, contemporary living spaces while retaining a warm and homely feel throughout. To the front, there is a driveway providing off-road parking and an attractive lawned frontage.

At the heart of the home is an impressive open-plan kitchen and dining space, created as part of the extension. The room is exceptionally light, with multiple rooflights and large glazed doors overlooking the garden. The contemporary kitchen features striking blue cabinetry, contrasting white worktops and a central island with breakfast seating, while the adjoining dining area provides an excellent space for family meals and entertaining. There is also a separate utility room and a useful family room, offering flexibility for modern family life.

The principal reception room is a spacious sitting room with a large bay window fitted with shutters, allowing plenty of natural light into the room. A fireplace with a wood-burning stove provides a cosy focal point, complemented by built-in shelving and cabinetry. There is also a separate study, ideal for home working, along with a further reception/bedroom space that could be used in a variety of ways depending on the needs of the household.

Upstairs, the property provides four bedrooms, giving the house excellent family accommodation. The bedrooms are individually styled and benefit from plenty of natural light, with built-in storage available in several rooms. The accommodation is served by a well-appointed family bathroom with a bath and separate shower, while there is also a further shower room and a downstairs cloakroom. The interiors combine neutral tones with carefully chosen colours, feature wallpapers and contemporary fittings, giving the house considerable character.

One of the property's particular features is the generous rear garden. The garden offers a substantial area of lawn surrounded by mature planting, trees and established borders, creating a private and leafy setting. A paved terrace immediately adjoining the house provides space for outdoor dining and seating, while the garden extends beyond this into a more natural landscaped area. A stream runs through the garden, adding a particularly attractive and unusual feature, with planting and raised beds creating a tranquil, established feel. There is also a garden shed and plenty of scope for enjoying the outside space.

Overall, this is a characterful and substantially improved detached family home in Burpham, combining stylish contemporary accommodation with generous living space, four bedrooms, excellent flexibility and a particularly appealing rear garden with its own stream.



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LOCATION

Great Oaks Park is located in a favoured residential area of Burpham about two miles east of Guildford town centre. There are a number of shops close including Aldi and Sainsbury's superstores, as well as Sutherland Memorial Park with its sports and recreational facilities. There is also a road connection with the A3 in Burpham, which connects with the M25 orbital motorway within a few minutes' drive. There are a number of popular schools within walking distance including George Abbot Secondary and Burpham Primary schools. A number of independent schools including The Royal Grammar School, Guildford High School, and Tormead are all within easy reach.









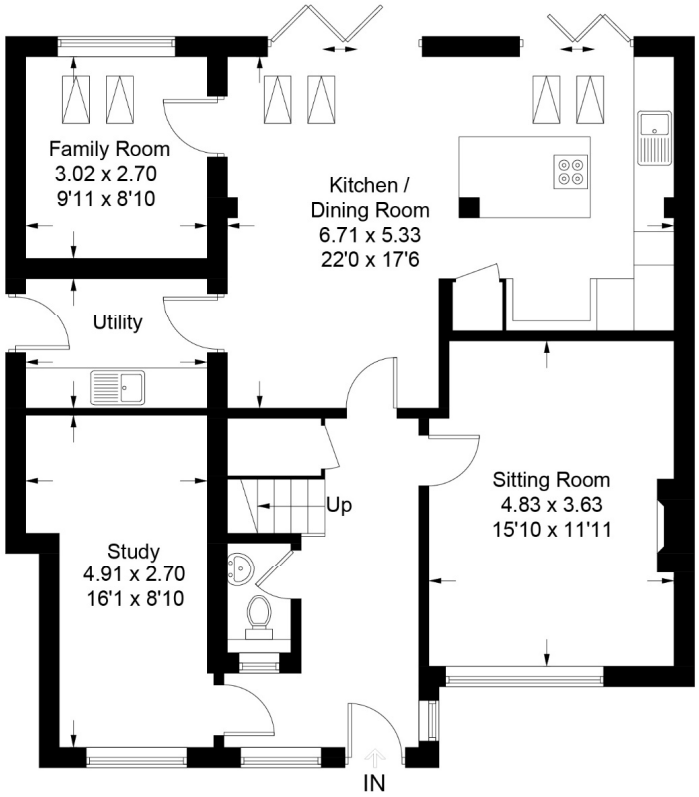




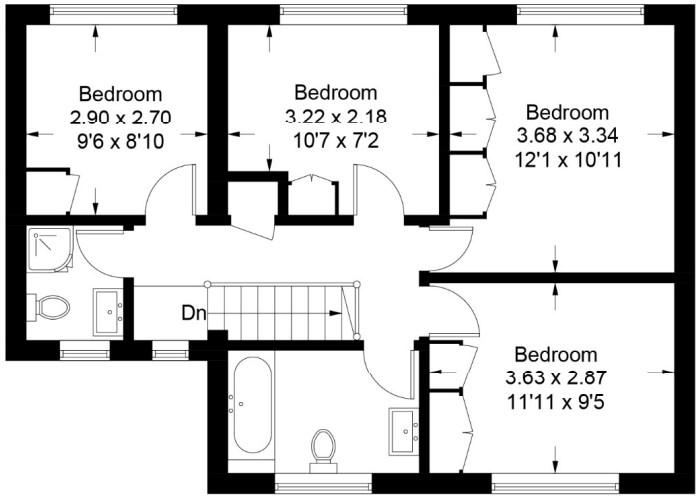
ACCOMMODATION & SPECIFICATION

- Freehold
- Detached
- 4 bedrooms
- 3 reception rooms
- 2 bathrooms
- Downstairs cloakroom
- Open-plan kitchen/dining room
- Utility room
- Underfloor heating
- Modern bathrooms
- Loft access
- Enclosed rear garden with patio
- Driveway parking
- 1645 sq. ft
- Council tax band F
- EPC rating C
- Ultrafast broadband available

Approximate Gross Internal Area = 152.8 sq m / 1645 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1336354)
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