



Oak Tree House, Dunsfold, Godalming, Surrey





A quintessential Grade II listed village house.

Summary of accommodation

Hall | Drawing room | Music room | Study | Snug | Breakfast room | Kitchen/breakfast room leading through to vaulted dining room
Utility room | Bathroom

Principal bedroom with en suite shower room | Four further bedrooms | Two further bath/shower rooms (one en suite)

Double garage | Store and wood store

Pretty country garden

In all about 0.52 acres

Distances

Cranleigh 4.7 miles, Milford 6 miles (London Waterloo from 50 mins), Godalming 6.4 miles (London Waterloo from 46 mins),

A3 Milford 7.4 miles Haslemere 9.3 miles, Guildford 10.5 miles, M25 (Junction 10) 19 miles, London Gatwick 26.4 miles,

London Heathrow 32 miles, Central London 41.6 miles

(All distances and times are approximate)



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Situation

Oak Tree House sits in arguably one of the finest positions in the centre of the picturesque village of Dunsfold, overlooking the common and cricket green. The village offers a shop with post office, public house and a 12th century church.

Schools

Charterhouse, Godalming
St Hilary's, Godalming
Prior's Field, Godalming
Aldro, Shackleford
Highfield, Liphook

Royal Grammar School, Guildford
Cranleigh School, Cranleigh
St Catherine's, Bramley

Amenities

Racing: Goodwood

Polo: Cowdray Park

Golf: Liphook, Old Thorns, Bramley, West Surrey, Hurtmore, Chiddingfold

Sailing: Chichester Harbour





Oak Tree House

Oak Tree House is the most picturesque of village houses which we understand dates from 1640 in a sensational location in the heart of the village.

Our clients, who have lived at the property for around 30 years, and have created a wonderful family house, offering extensive accommodation over two floors. There are six good reception rooms, including a wonderful drawing room and snug with working fireplaces. The farmhouse kitchen/breakfast room has an adjoining dining room which is a former barn with vaulted ceiling.

The first floor has five bedrooms off a central landing and three bath/shower rooms including two en suite shower rooms.

Oak Tree House really does provide a most charming village house yet offers an incoming purchaser the opportunity to stamp their own mark.





Approximate Gross Internal Floor Area

311.4 sq m / 3,352 sq ft

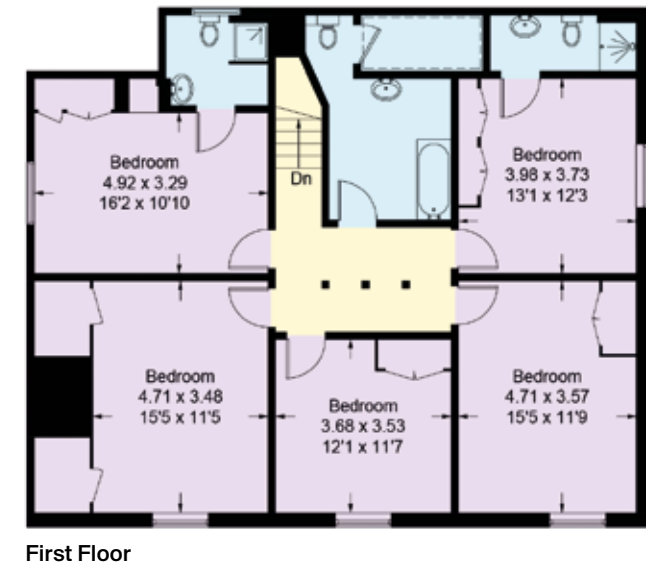
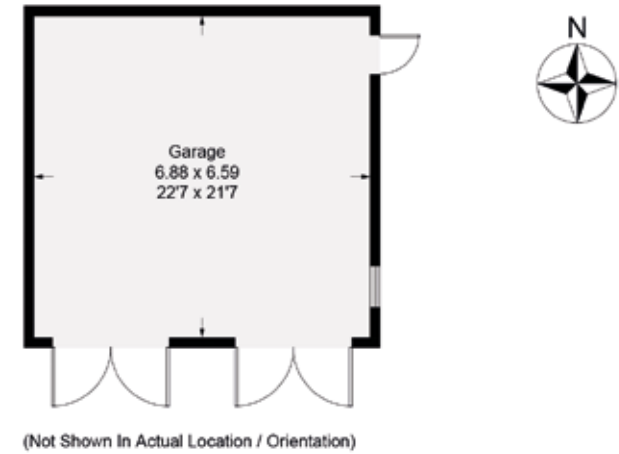
Garage/Store/Wood Store = 82.9 sq m / 892 sq ft

Total = 394.3 sq m / 4,244 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

= Reduced headroom below 1.5m / 5'0"







Gardens

Oak Tree House has parking to the front as well as down a long driveway to a double garage to the rear.

The gardens are principally laid to lawn interspersed by well-stocked and colourful flower and shrub borders as well as some wonderful mature trees. A terrace runs along the back off the kitchen

The gardens of Oak Tree House are a feature being both mature and offering a private location, yet in the village centre.

Services

We are advised by our clients that the property has mains water, electricity and drainage with oil fired central heating.

Local authority

Waverley Borough Council – 01483 523333





Viewing

Viewing is strictly by appointment through Knight Frank.

Directions (GU8 4LE)

From Guildford take the B231 towards Horsham, passing through the villages of Shalford and Bramley. After about 5.5 miles having passed Smithbrook Kilns, turn right onto the B2130 signposted Dunsfold. Follow the signs for Dunsfold and proceed into the village. As you pass The Sun public house on your right, take the immediate next right turn and then take the lane to the left-hand side of the public house signposted Oak Tree Lane. Oak Tree House will be found immediately on the right-hand side.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2022. Photographs dated May 2022.

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