



OAK LODGE

Hillier Road, Guildford, Surrey



AN OUTSTANDING DETACHED HOME LOCATED LESS THAN A MILE FROM CENTRAL GUILDFORD

Believed to have been originally constructed in 1936. This impressive property boasts over 4,400 sq ft of spacious living accommodation, complemented by some of the most breathtaking south-west facing, landscaped gardens and grounds you'll ever find.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Dining room | Kitchen/breakfast room & pantry | Cloakroom & WC | Utility & second WC | Integral double garage

First Floor: Principal bedroom with en suite | Five further bedrooms (two suites) | Shower room with walk in shower | Separate WC

Second Floor: Seventh bedroom | Shower room | Gym with views over garden or offering further versatile accommodation | Significant loft storage

Garden and Grounds: The most spectacular landscaped gardens and grounds | Carp pond | Several terraced areas | Outdoor dining loggia with fire pit | Detached garden store (Troll House) & gardeners WC | Playground area | Private water from borehole | 'In and Out' gated entrances | Ample driveway parking

In all about 0.43 acres

Distances: Guildford's Upper High Street 0.8 miles, London Road Station, Guildford 0.6 miles (from 47 minutes to London Waterloo)
Guildford station 1.6 miles (from 34 minutes to London Waterloo), A3 (Guildford northbound) 1.9 miles, A3 (Guildford southbound) 2.4 miles
M25 (Junction 10) 8.4 miles, Heathrow Airport 23.6 miles, Gatwick Airport 24.7 miles, Central London 31.1 miles
(All distances and times are approximate)

SITUATION

Oak Lodge is conveniently located in the locally known 'Golden Triangle', popular for its close vicinity to its excellent schooling both private and state funded yet being under a mile from Guildford High Street and adjacent to popular Pit Farm Tennis Club. Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

Schools: Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

Amenities: G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.



THE PROPERTY

Originally built in 1936, Oak Lodge is a substantial detached property combining classic period features with well-balanced accommodation across three floors.

The overall layout supports modern family life, offering generous entertaining space, up to seven bedrooms, five bathrooms, and excellent flexibility for home working or multi-generational living.

The house opens into a central hallway, leading to a series of formal reception spaces including a drawing room, dining room, and a large kitchen/breakfast room fitted with traditional cabinetry. These principal rooms all benefit from a south-westerly aspect and open directly onto a covered outdoor dining terrace that overlooks the garden.

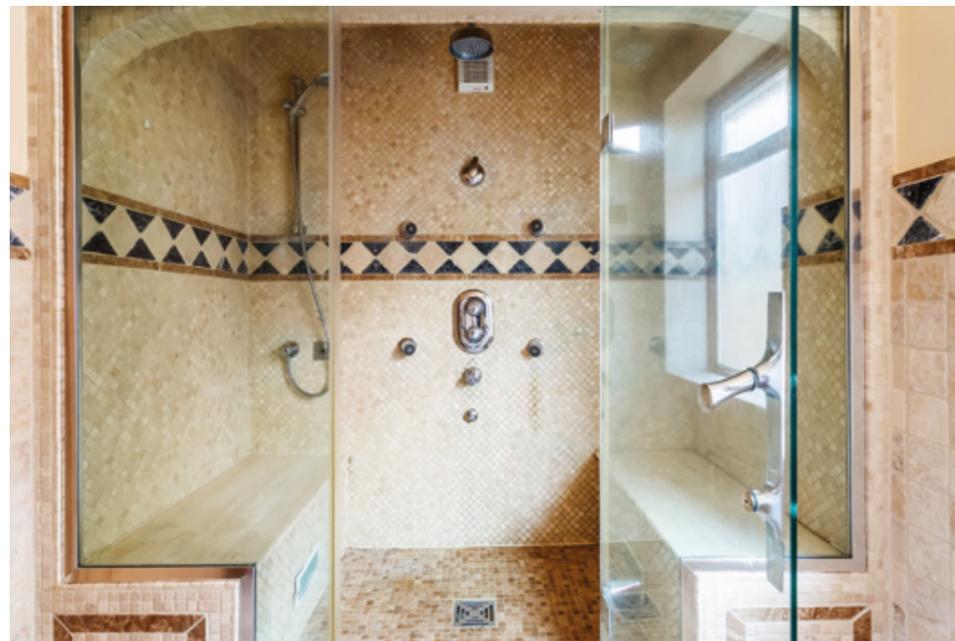
A separate utility room, guest cloakroom, secondary WC and integral garage complete the ground floor.

The first floor offers six double bedrooms, including a principal suite with en suite bathroom, two further guest rooms with en suite shower rooms, and a large family shower/steam room. One of the rear-facing bedrooms is currently used as a home office.

This floor is bright throughout, with the majority of bedrooms enjoying open views over the rear garden. The top floor features a seventh double bedroom, a separate shower room, and an impressive open-plan room with vaulted ceilings, currently arranged with a fully equipped gym. Full-height windows provide excellent natural light and panoramic views of the gardens below.

Planning permission was granted in 2021 but has since lapsed to significantly extend the property and can be viewed on Guildford Borough Councils planning portal using reference 21/P/00035.







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 any decisions reliant upon them.



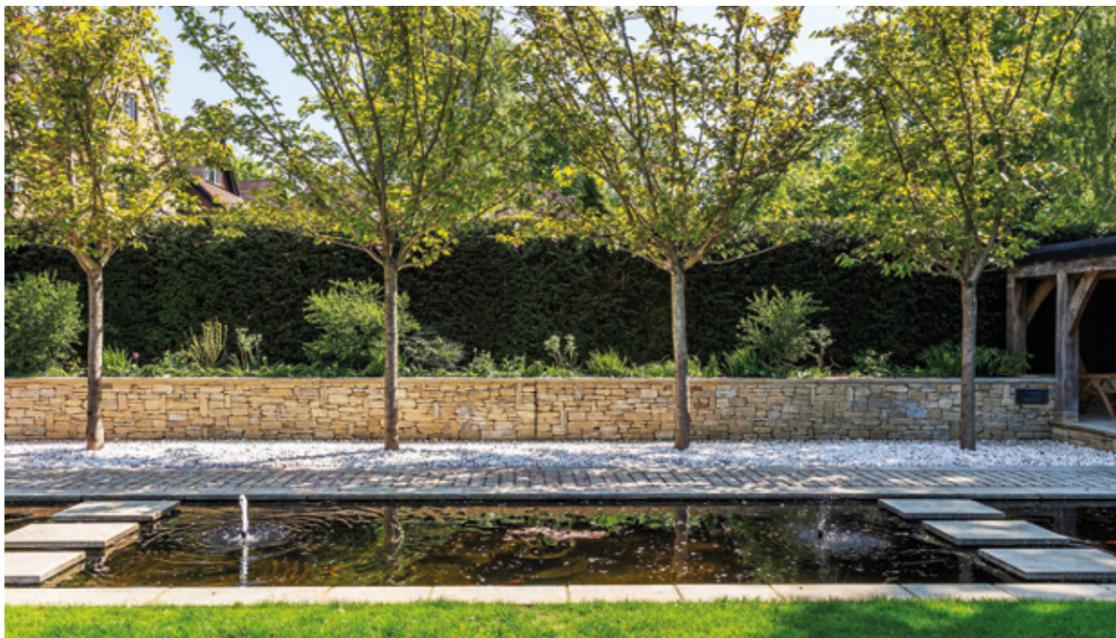
THE GARDENS & GROUNDS

The most spectacular landscaped gardens and grounds provide an exceptional setting for this impressive residence. Designed with both beauty and functionality in mind, the grounds are meticulously arranged to create an oasis of outdoor living.

A striking carp pond with elegant stepping stones and water features forms the dramatic centerpiece of the garden, bordered by formal walkways and framed by manicured lawns and mature trees. A variety of terraced areas offer multiple zones for relaxation, entertaining, and al fresco dining.

At the heart of the outdoor lifestyle is a stunning dining loggia, complete with a central fire pit, perfect for year-round gatherings. The structure, built in natural timber and stone, harmonizes effortlessly with the natural surroundings and provides shelter, warmth, and ambiance in equal measure.







Discreetly positioned to the rear of the garden is the detached stone-built garden store, affectionately named the “Troll House”, alongside a dedicated gardener’s WC—both practical and charming additions.

Family living is further enhanced by a well-equipped playground area, tucked beneath mature trees to provide shade and privacy.

The gardens are self-sufficient, benefitting from private water sourced via a borehole, ensuring lush greenery throughout the seasons.

Accessed via ‘In and Out’ gated entrances, the property also enjoys ample driveway parking, making a bold statement upon arrival and ensuring ease of access for residents and guests alike.

This magnificent outdoor space is a true rarity—both expansive and thoughtfully curated—offering privacy, elegance, and a serene escape from everyday life.





PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating. Private borehole servicing garden (not connected to main house).

Tenure: Freehold

Local Authority: Guildford Borough Council

Council Tax: Band H

EPC Rating: C

Directions

Postcode: GU1 2JG

What3words: ///seat.lime.crate

Viewings: Viewing is strictly by appointment through Knight Frank.

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