

57 THE OVAL

Wood Street Village



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- Three-bedroom terraced home
- Generous living accommodation
- Modern kitchen/dining room with central island
- Principal bedroom with en-suite shower room
- Family bathroom with bath and separate shower
- South-facing rear garden
- Garden cabin
- Driveway parking to the front & EV charging
- 3.5 miles to Guildford Town Centre

Tenure: Freehold. **Council Tax Band:** D. **EPC:** D

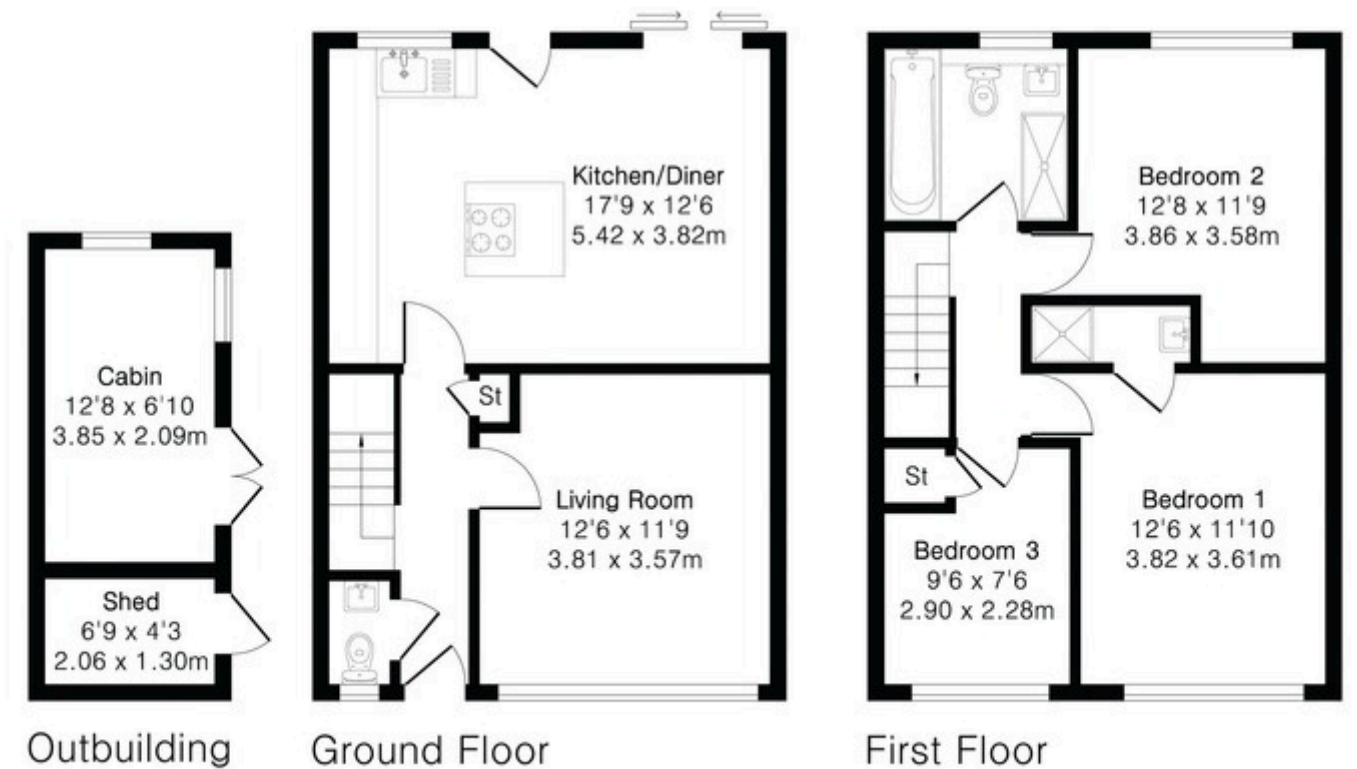


**Approximate Gross Internal Area 912 sq ft -84 sq m
(Excluding Outbuilding)**

Ground Floor Area 456 sq ft – 42 sq m

First Floor Area 456 sq ft – 42 sq m

Outbuilding Area 120 sq ft – 11 sq m



FROM THE AGENT

My favourite part of this house is definitely the garden. It's a really great space, and there's more to it than you might expect from the front. You've got the patio directly outside the house, a good area of lawn, established planting and another seating area tucked away towards the end.

The cabin is a useful addition too. With its south-facing aspect, it's a garden that offers plenty of opportunity to spend time outside.

The house itself has been really well maintained, with generous living space and a layout that works well day to day

Warmly,

Pippa

Pippa Barnes,
Associate



WELCOME HOME

The house is approached across a generous gravelled driveway, with established planting framing the entrance. Inside, a welcoming hallway provides a clear introduction to the accommodation, with stairs rising to the first floor, a conveniently positioned cloakroom and the main living spaces arranged to either side and towards the rear.

Positioned to the front of the house is the living room, a generous and naturally bright space with a wide window overlooking the driveway. There is plenty of room for a substantial seating arrangement alongside additional furniture, while its separation from the kitchen/dining room creates a more relaxed setting away from the main hub of the home.





KITCHEN & DINING

Positioned across the rear of the house, the kitchen and dining room is a particularly attractive space, combining a modern fitted kitchen with a generous dining area and a direct connection to the garden.

The kitchen is thoughtfully arranged with a range of contemporary fitted units, contrasting worktops and a central island that provides additional preparation space and storage. The layout creates a defined cooking area while remaining open to the dining space, where there is plenty of room for a substantial table and additional furniture.

Sliding doors open directly onto the south-facing rear garden, bringing natural light into the room and creating a connection between inside and out. With space for everyday dining and larger gatherings, this is a room that works just as well for quieter mornings as it does when entertaining family and friends.





FIRST FLOOR

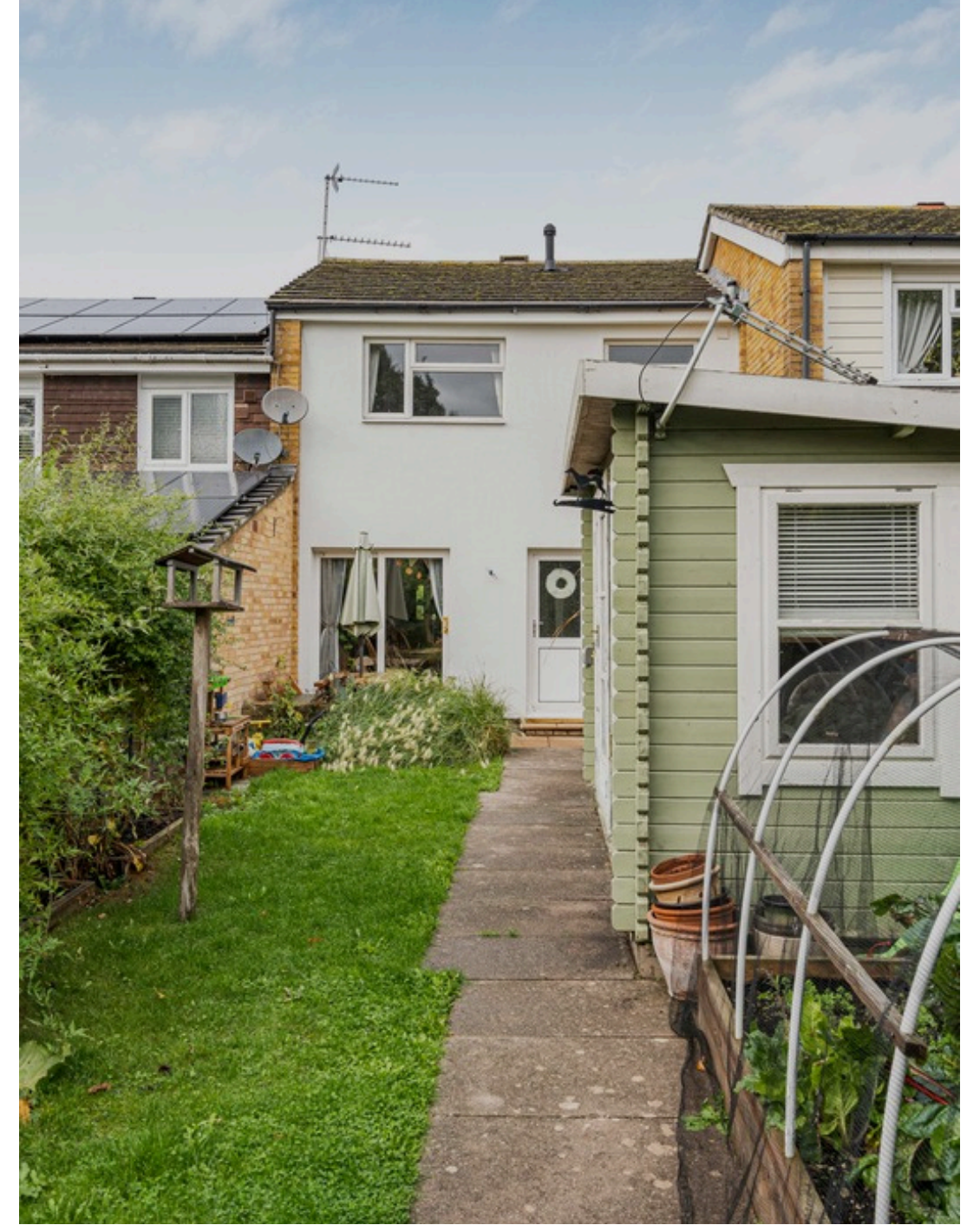
The first floor offers three bedrooms, each with its own character and flexibility to accommodate different needs, together with two well-appointed bathrooms.

The principal bedroom is a generous double, with a wide window allowing plenty of natural light into the room. It also enjoys the convenience of its own en-suite shower room, fitted with a shower enclosure and wash basin.

The two further bedrooms provide comfortable accommodation for family or guests, with the flexibility to create a dedicated home office if required.

Completing the first floor is the family bathroom, fitted with both a bath and separate shower enclosure, alongside a WC and wash basin. Contemporary tiling and natural light give the room a fresh, modern finish, while the separate bathing and shower facilities add to the practicality of the accommodation.

THE GARDEN



The south-facing rear garden is a real highlight of the property, offering a generous and beautifully maintained outdoor space with a wonderful sense of greenery and several distinct areas to enjoy.

A paved terrace immediately outside the house provides an inviting setting for outdoor dining, with steps leading onto a broad expanse of lawn framed by established shrubs, mature planting and colourful borders. A pathway draws you through the garden towards a further seating area, more privately positioned amongst the greenery. The garden cabin adds another useful dimension, while a separate shed provides practical storage.

The garden's southerly aspect, together with its depth and variety of planting, makes this a particularly appealing space throughout the warmer months, whether enjoying a quiet morning coffee or entertaining friends.

The Oval is situated in the popular Wood Street Village, with a local shop, schools, village pub and local Cricket Club. Guildford town centre and mainline station are within easy reach, along with the A3, University of Surrey and Royal Surrey County Hospital.



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