



CHATTERTON | REES



Oak Tree Cottage New Road, Windlesham, GU20 6BJ
Guide price £1,595,000





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- Four Bedrooms
- Three Reception Rooms
- Rural Views
- Three Bathrooms
- Detached

Oak Tree Cottage is a delightful 1920s home that perfectly blends period charm with modern style. Thoughtfully renovated and extended, it offers bright, contemporary living spaces while retaining its original character. Nestled in the heart of Windlesham, the property enjoys a secluded position behind private gates and is approached via a sweeping gravel driveway with ample parking for six or more cars. To the front, a spacious lawn framed by mature trees and hedging provides an attractive and completely private setting.

Internally, the home has been thoughtfully remodelled to provide an open and flowing layout. The welcoming entrance hall, with French doors opening to the garden, includes built-in storage and a guest cloakroom. The spacious kitchen and breakfast room enjoy a sunny south-east aspect, featuring bespoke cabinetry, stone worktops, and an induction hob. French doors open onto a raised patio terrace overlooking the front lawn — a perfect spot for morning coffee.

The ground floor offers two large reception rooms with wooden flooring and feature fireplaces: a formal dining room to the front and a generous sitting room to the rear, opening onto a lean-to conservatory and west-facing garden patio. The westerly garden enjoys sunlight throughout the day and is ideal for afternoon and evening entertaining. Additional ground floor accommodation includes a study, utility room, and cloakroom. This section of the home can also function as a self-contained annex with its own private access.

Upstairs, the property offers four bedrooms and three bathrooms. The principal suite overlooks the rear garden and features a Juliet balcony, walk-in wardrobe, and en suite bathroom. The second bedroom also benefits from built-in wardrobes and an en suite shower room, while bedrooms three and four share a well-appointed family bathroom.





Directions



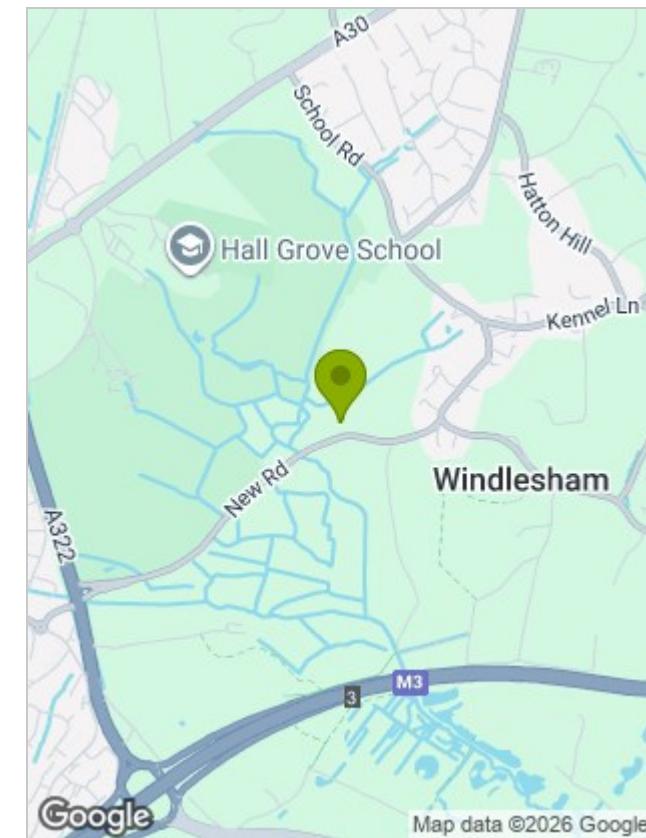


Floor Plans

Approximate Floor Area = 293.1 sq m / 3155 sq ft (Excluding Shed)



Location Map



Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	59
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	