



# Oakhurst

157 Gordon Avenue, Camberley, Surrey

**STRUTT  
& PARKER**

BNE PARIBAS GROUP



## A grand Victorian residence set in landscape-designed gardens, and situated close to a wealth of amenities

Oakhurst offers classic elegance combined with contemporary styling, whilst enhancement to the original floorplan has created a well-proportioned, versatile and airy family home. This substantial property enjoys the privacy of a gated, sheltered setting whilst every day needs are fulfilled on the doorstep.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE**



**LANDSCAPED GARDENS**



**FREEHOLD**



**TOWN**



**3,631 SQ FT**



**OIEO  
£1,500,000**

### The property

With an appealing facade, including decorative brickwork and a gable with timber ornamentation, Oakhurst is a refined family home with original character detail, including sash and bay windows, high ceilings and ornate cornicing, and versatile accommodation arranged over three floors. The property is superbly suited to family living, entertaining and working from home.

The mellow-tones of parquet flooring provides a warm welcome on entering the spacious entrance hall and extends across the ground floor offering modern practicality and a pleasing sense of cohesion to the reception areas. These comprise a drawing room and adjoining sitting room, both enjoying the enhanced illumination of the bay window and feature fireplaces. Providing the heart of the home and a relaxed convivial space, the impressive open-plan kitchen, dining and sitting room is filled with light courtesy of a large skylight lantern and a length of glazed bi-folding doors which offer a seamless transition to the garden. Fitted with sleek, contemporary cabinetry, topped

with stone work surfaces, the kitchen has integrated appliances and an island unit which creates a subtle divide within the room. The ground floor rooms are completed by a versatile-use study, a utility room to hide-away domestic appliances, and a cloakroom, located off the reception hall.

Six bedrooms occupy the two upper levels, with four bedrooms (one currently being utilised as a dressing room), and a smart, modern family bathroom on the first floor. The principal room offers a luxurious retreat with bay recess, vintage fireplace and a stunning en suite bathroom. The second floor is host to two further bedrooms, along with a shower room.

### Outside

To the front, a low-level brick retaining wall is backed by attractive, manicured, mature shrubs and specimen trees. Double electrically operated gates, set within brick pillars, mark the entrance to the property and open onto a gravelled driveway that leads to the detached double garage and provides ample parking.





The garden to the rear has been thoughtfully-landscaped to provide a secure outdoor sanctuary to delight both adults and children, with established shrubs and trees at the boundaries and far margin creating a sense of privacy and seclusion. Spanning the rear of the house is a large paved terrace with a dedicated barbeque area and covered seating area, combining to offer opportunities for al fresco dining, entertaining and relaxation. There is also a large shed and working area with power. From the terrace, steps descend between raised flower beds to an area of lawn, beyond which is an astro-turfed lawn providing the perfect space for children's play. A paved pathway leads into the densely planted border at the end of the plot, providing an intriguing journey into a tucked-away section of the garden. The garden benefits from power throughout, thereby providing options for enhancement or adaptation, should the need arise.

### Location

The property is situated in a desirable residential road within striking distance of the town centre. A wide range of retail opportunities can be accessed on

Camberley High Street, at the Meadows Centre and The Mall shopping centre, with plenty of restaurants and cafés offering sociable venues. The Atrium (Vue) cinema complex has nine-screens and other leisure activities include the Camberley Theatre, which offers shows and events, a bowling alley, health and fitness club and for golf-enthusiasts Camberley Heath Golf Club. Further more extensive amenities are available in Woking, Guildford and Windsor.

Camberley provides regular train services to London via Ascot and Reading to Paddington & Victoria (from 1hr 35mins) and fast trains from nearby Farnborough to London Waterloo (45mins). Road-users have easy access to the M3 and M25 for onward journeys and London Heathrow for travel further afield.

The area is also fortunate to have numerous excellent schools in both the independent and state sectors.



### Distances

- M3 (Jct 4) 2.8 miles
- Camberley town centre 0.7 miles
- Frimley 1.3 miles
- Farnborough 3.5 miles
- Bagshot 3.7 miles
- Ascot 8 miles
- Guildford 13 miles
- Heathrow Airport (T5) 17.7 miles
- Central London 34.7 miles

### Key Locations

- Lightwater Country Park
- Barossa Nature Reserve
- Fleet Pond Nature Reserve
- Swinley Forest
- Buckler's Forest
- Camberley Heath Golf Club
- Ascot Racecourse

### Nearby Stations

- Camberley
- Blackwater
- Frimley
- Farnborough North
- Farnborough Main

### Nearby Schools

- Lyndhurst School
- South Camberley Primary & Nursery
- Crawley Ridge
- Prior Heath
- The Grove Primary Academy
- Tomlinscote School
- Farnborough Hill School
- Heather Ridge
- Hurst Lodge School
- Kings International College
- Wellington College





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Floorplans

House internal area 3,236 sq ft (301 sq m)

Garage internal area 395 sq ft (37 sq m)

Shed internal area 117 sq ft (11 sq m)

Total internal area 3,748 sq ft (349 sq m)

For identification purposes only.

## Directions

Post Code: GU15 2NR

what3words: ///cute.worthy.because

## General

Local Authority: Surrey Heath Borough Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

## Ascot

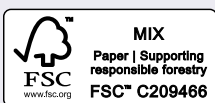
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