Villa Oak Water

Region: Los Angeles **Sleeps:** 16

Overview

Set within 4.5 acres of pristine hillside in the coveted Coldwater Canyon, Villa Oak Water is presented as a rare private sanctuary surrounded by more than 1,000 protected oak trees. Total seclusion is offered while remaining just minutes from Beverly Hills and Studio City, allowing nature and city living to coexist effortlessly. Arrival is made via a private three quarter mile driveway that winds through lush greenery and native wildlife, leading to a refined farmhouse style residence and guest house. Across the estate, eight spacious bedrooms are complemented by seven full bathrooms and three powder rooms, all designed with understated elegance and comfort in mind. Vaulted ceilings, en suite bathrooms, and walk in closets are featured throughout, while the primary suite is elevated further with fifteen foot ceilings, a private balcony, an expansive dressing room, and a spa inspired bathroom complete with a generous walk in shower and dual Toto washlets. Modern living is seamlessly supported through a fully upgraded smart home system, with lighting, shades, music, and security thoughtfully integrated for ease and peace of mind.

Entertaining and relaxation are equally well considered both indoors and out. A gourmet kitchen is equipped with Wolf and Sub Zero appliances, a Miele coffee system, two dishwashers, and a striking central island that serves as the heart of the home. Indoor spaces flow naturally to the outdoors, where an open air kitchen, barbecue, firepit, and covered dining area create an inviting setting for memorable gatherings. Leisure is further enhanced by a resort style pool and spa with waterfall and fire features, scenic hiking trails, expansive lawns, and a private pickleball court with basketball hoop. The grounds are designed to be explored by powered golf carts or enjoyed quietly beneath the oak canopy, with ambient lighting adding to the evening atmosphere. With parking for over fifty vehicles, Villa Oak Water is ideally suited for family retreats, celebrations, or exclusive events, offering a level of privacy, luxury, and scale rarely found in the heart of Los Angeles.



Facilities

Go-Karting • Padel • Villa • Boat Trips • Cycling • Watersports • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Air-Con • Fishing • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Special Offer • Has Offer • Has Discount • Ideal for Teens • Wow Factor • Instagrammable • All Bedrooms En-Suite • Modern • Parking Space • Wi-Fi/Internet • Lakes and Mountains • BBQ • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Garage • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Smart TV • Satellite TV • Outdoor Games • Heating







Interior & Grounds

The Villa

Interior

- Expansive main residence and guest house set across a refined farmhouse style layout
- Multiple living and entertaining spaces designed for relaxation and social gatherings
- Gourmet kitchen with Wolf and Sub Zero appliances, Miele coffee system, two dishwashers, and a large central island
- Open plan dining areas with seamless flow to outdoor entertaining spaces
- Eight spacious bedrooms, all featuring vaulted ceilings, en suite bathrooms, and walk in closets
- Primary suite with fifteen foot ceilings, private balcony, oversized walk in closet, and spa style bathroom with an expansive walk in shower and dual Toto washlets
- Seven full bathrooms and three additional powder rooms
- Fully integrated smart home system controlling lighting, shades, music, and security throughout the property
- Climate controlled interiors designed for year round comfort

Exterior Grounds

- Resort style swimming pool and spa with waterfall and fire features
- Outdoor kitchen with barbecue, firepit, and covered dining area with heating elements and ceiling fans
- Expansive manicured lawns ideal for recreation and events
- Private pickleball court with basketball hoop
- Scenic walking and hiking trails throughout the estate
- Outdoor bathroom and shower facilities
- Ambient outdoor lighting across landscaped grounds
- Private three quarter mile driveway leading through protected oak woodland
- Parking available for over fifty vehicles
- Occasional wildlife sightings including deer and goats, enhancing the natural setting

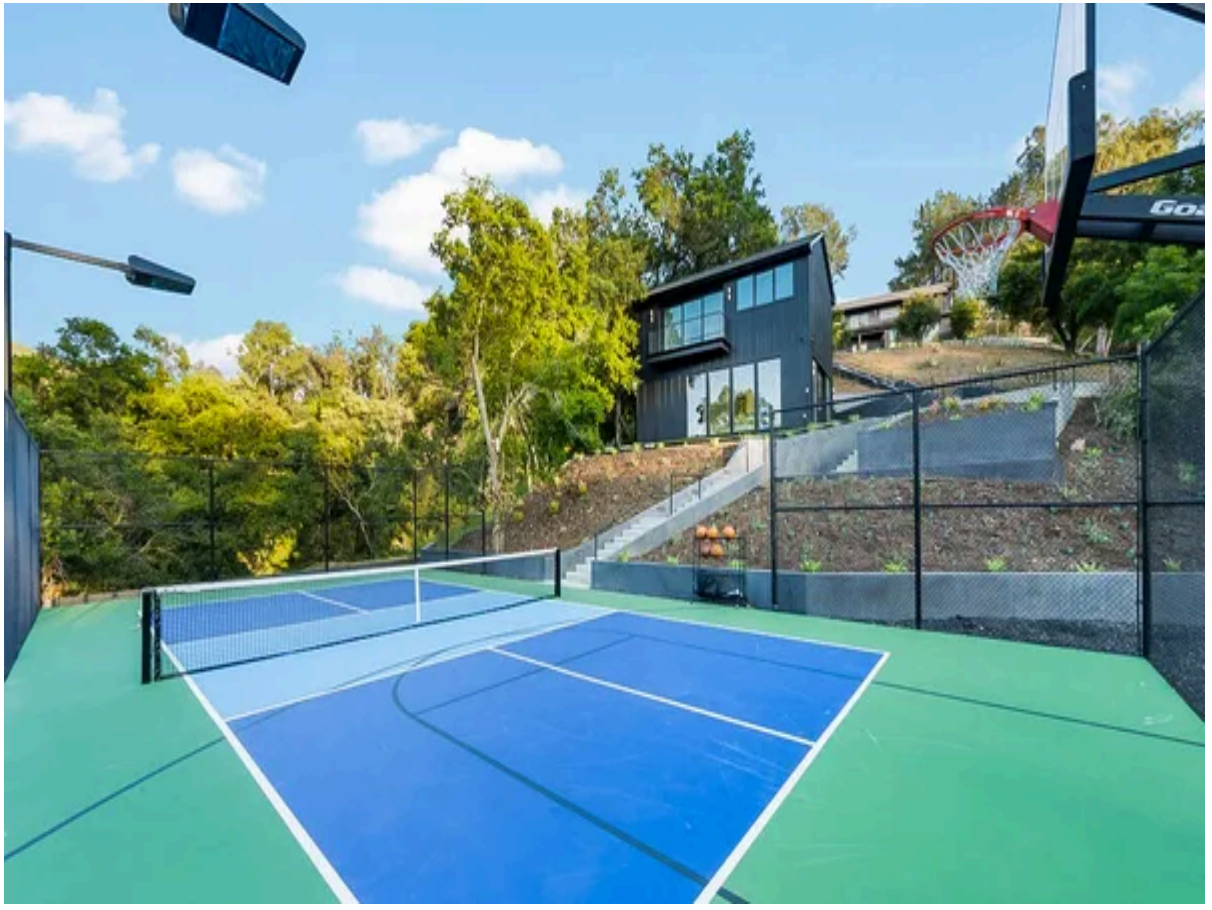
Additional Facilities

- Advanced security system with cameras for peace of mind
- Central music system throughout indoor and outdoor areas
- Automated window shades and Lutron controlled lighting









- Powered golf carts for easy movement around the estate
- High speed Wi Fi connection
- Estate scale suitable for family retreats, private celebrations, and corporate gatherings

Location & Local Information

Studio City offers a refined yet relaxed introduction to Los Angeles, where creativity, culture and sunshine shape everyday life. This iconic neighbourhood sits at the gateway to the Hollywood Hills, making it ideal for exploring both the city's legendary landmarks and its quieter, more scenic side. Days are best spent wandering Ventura Boulevard, alive with independent boutiques, stylish eateries and open-air cafés, or venturing to nearby Universal Studios Hollywood for a behind-the-scenes taste of cinema history. Outdoor enthusiasts can escape to the winding trails of Fryman Canyon or take a scenic drive to Mulholland Drive for unforgettable views across the city. Evenings bring a softer pace, with candlelit restaurants, live music venues and elegant cocktail bars creating a warm, local atmosphere. Balancing glamour with neighbourhood charm, Studio City delivers an authentic Los Angeles experience that feels effortlessly stylish and endlessly inviting.

Local Amenities

Nearest Airport	**Los Angeles International Airport (35 km)**
Nearest Bar/Pub	**Rocco's Tavern (4 km)**
Nearest Beach	**Santa Monica Beach (27 km)**
Nearest Golf	**Lakeside Country Club (11 km)**
Nearest Restaurant	**The Six Social House (3 km)**
Nearest Supermarket	**Ralphs Fresh Fare (3 km)**
Nearest Town/City	**Studio City (4 km)**









What we love

- The extraordinary sense of seclusion created by 4.5 acres of protected land and over 1,000 oak trees, offering a true sanctuary just minutes from Beverly Hills and Studio City
- The seamless indoor to outdoor lifestyle, with a chef level kitchen, expansive entertaining spaces, and a resort style pool and spa designed for memorable gatherings
- The scale and versatility of the estate, from eight beautifully appointed bedrooms to vast lawns, hiking trails, and recreational facilities that suit families, celebrations, or corporate retreats
- The thoughtfully integrated smart home technology that enhances comfort, security, and ease of living throughout the property

What you should know...

- The property is accessed via a private three quarter mile driveway, which adds to the sense of privacy but may feel remote for some guests
- Wildlife such as deer and goats may occasionally be seen on the grounds, reflecting the estate's natural hillside setting
- While secluded, the villa remains close to the city, meaning local regulations and neighbourhood considerations should be respected during events or gatherings

Terms & Conditions

- **Security deposit:** $5000 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 16:00 - 16:00

- **Departure time:** 10:00

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Not allowed.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & Vaping not permitted.

- **Minimum stay:** 3 nights.

- **Tax:** Tax is included in the rental price.

- **Internet access?:** Yes, included in the rental price.