

QUEENHYTHE

Jacob's Well

QUEENHYTHE



**Chantries
& Pewleys**

ESTATE AGENTS



FROM THE AGENT

"Queenhythe is one of those houses that you feel the history of the moment you arrive. There's a real sense of permanence and quiet significance to it, yet inside it feels remarkably comfortable and easy to live in. The balance between preserved period character and thoughtful modern updates has been handled beautifully over the years."

Anthony

Anthony Brown
Director



AT A GLANCE

Four double bedrooms, plus study/fifth double bedroom

Four reception rooms

Re-fitted kitchen with gas-fired range

Family bathroom

Downstairs shower room

Gated courtyard providing off street parking

Well established, private rear gardens

0.35 Acre Plot

No onward chain

Tenure: Freehold. Council Tax Band:G. EPC:



Jacobs Well Road, Jacobs Well, Guildford

Approximate Gross Internal Area = 224.5 sq m / 2416 sq ft

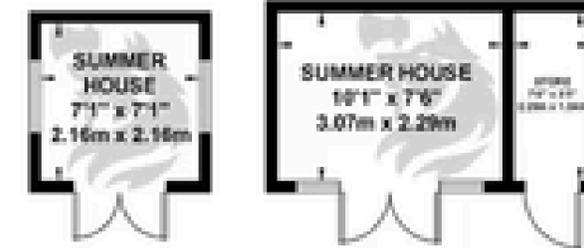
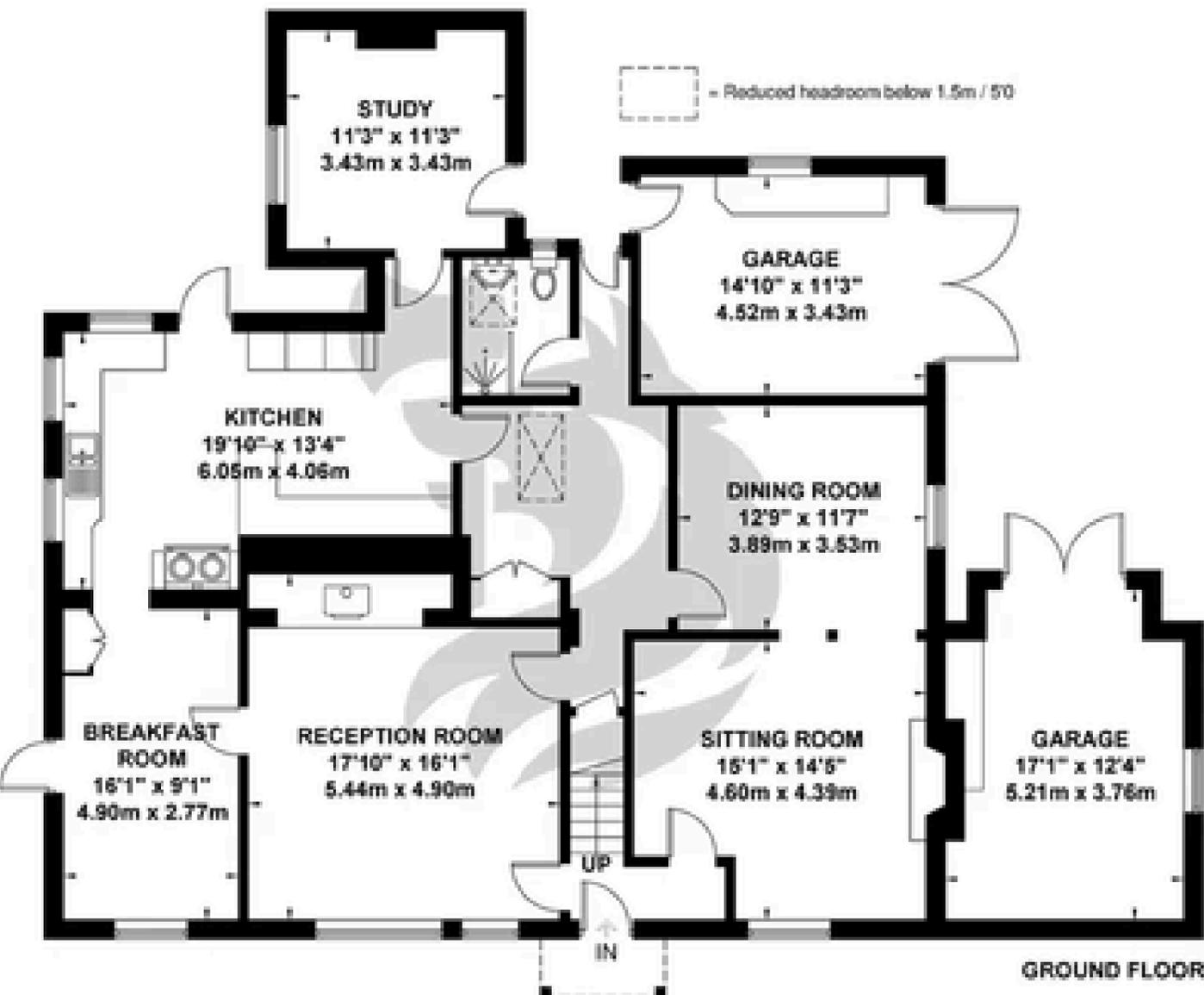
Garages = 33.9 sq m / 364 sq ft

Outbuildings = 14.4 sq m / 155 sq ft

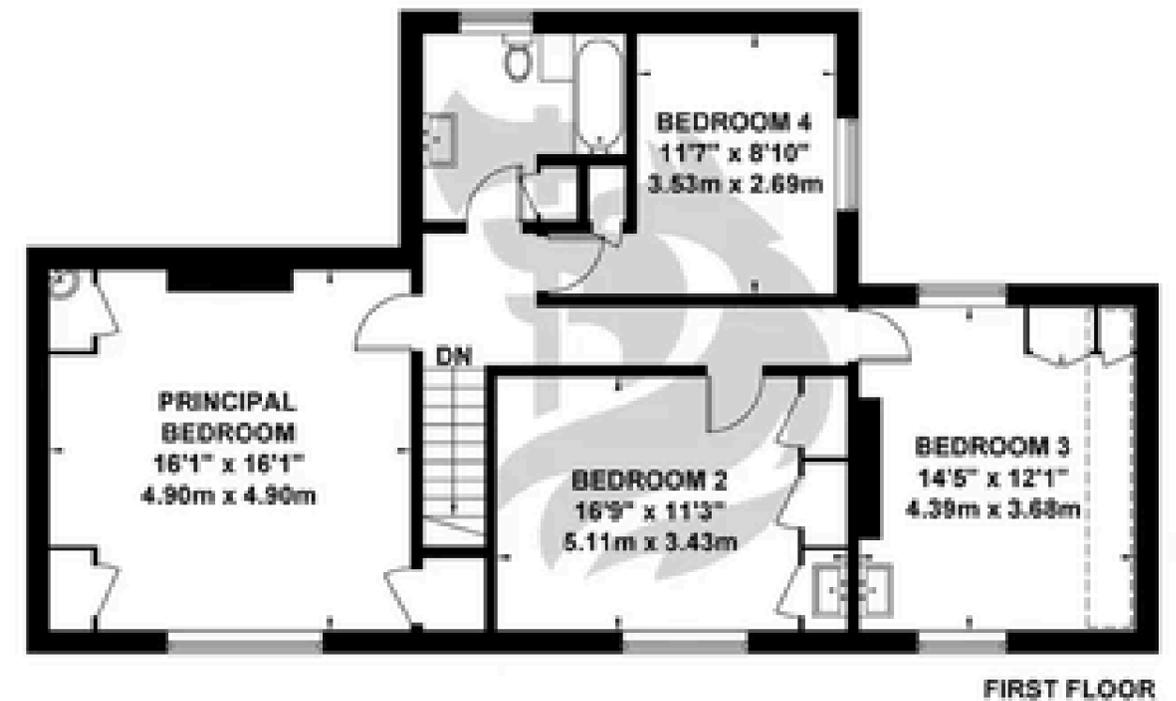
Total = 272.8 sq m / 2936 sq ft



 = Reduced headroom below 1.5m / 5'0"



OUTBUILDINGS
(Not Shown In Actual Location / Orientation)



WELCOME HOME

First recorded around 1680, this Grade II Listed house was once part of one of the area's principal estates, comprising a substantial farmhouse and extensive farmland. Today it presents as a beautifully maintained and generously proportioned family home, blending exceptional period character with the comforts of modern living, all set within mature and well-established gardens.

The striking red brick elevations and clay tile roof reflect the heritage expected of a property of this age, while an abundance of original features have been carefully preserved by the current owners. Over the past 30 years the house has been thoughtfully enhanced and maintained, creating a home that feels both historically significant and wonderfully comfortable to live in.



LIVING SPACES

The house offers spacious and well-connected living spaces, something not always found in homes of this period, making it particularly well suited to modern family life. Multiple reception areas provide flexibility for both everyday living and entertaining.

The main reception room is centred around a substantial inglenook fireplace with original exposed beams and an ornate chimney stack, complete with a traditional hood and elegant cast iron fireback. The sitting room and dining room provide further characterful spaces and are interconnected, creating a natural flow for entertaining. Both rooms retain open fireplaces and exposed beams, adding to the warmth and atmosphere of the house.







KITCHEN & DINING

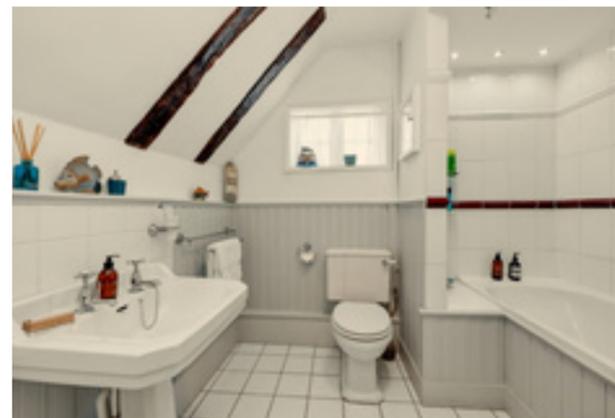
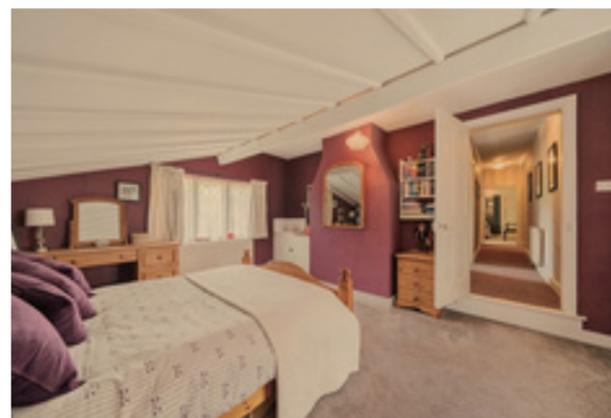
The kitchen has been extended and fully remodelled by the current owners to create a spacious and well-appointed kitchen and informal dining space. A gas-fired range forms the focal point, complemented by extensive worktop areas, a breakfast bar and generous storage.

Just beyond is the breakfast room, an inviting space with a vaulted ceiling, exposed beams and a flagstone floor. From here, doors open directly onto a broad stone terrace, ideal for al fresco dining and overlooking the private rear garden.

A study sits just behind the kitchen and could equally serve as a fifth double bedroom if required. A rear hall links the various living areas and provides access to a modern shower room with downstairs WC.



BEDROOMS & BATHROOMS



Upstairs, the principal bedroom is particularly generous, measuring over 250 sq ft and benefiting from built-in storage along with a useful wash hand basin closet.

There are three further double bedrooms, two of which include wash hand basins, alongside a family bathroom.

GARDEN & GROUNDS



Privacy and peace.

The garden is one of the home's real highlights. Wide, level lawns stretch away from the house, framed by mature trees and planting that create both privacy and a lovely sense of space.

There are terraces positioned perfectly for outdoor dining and summer evenings, with plenty of room for children to play, gardening to enjoy, or simply to relax and take in the setting.

Set slightly apart, the detached double garage is discreetly positioned and offers excellent storage alongside secure parking.





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