

8 HOLLY LEA

Jacobs Well



Chantries
& Pewleys

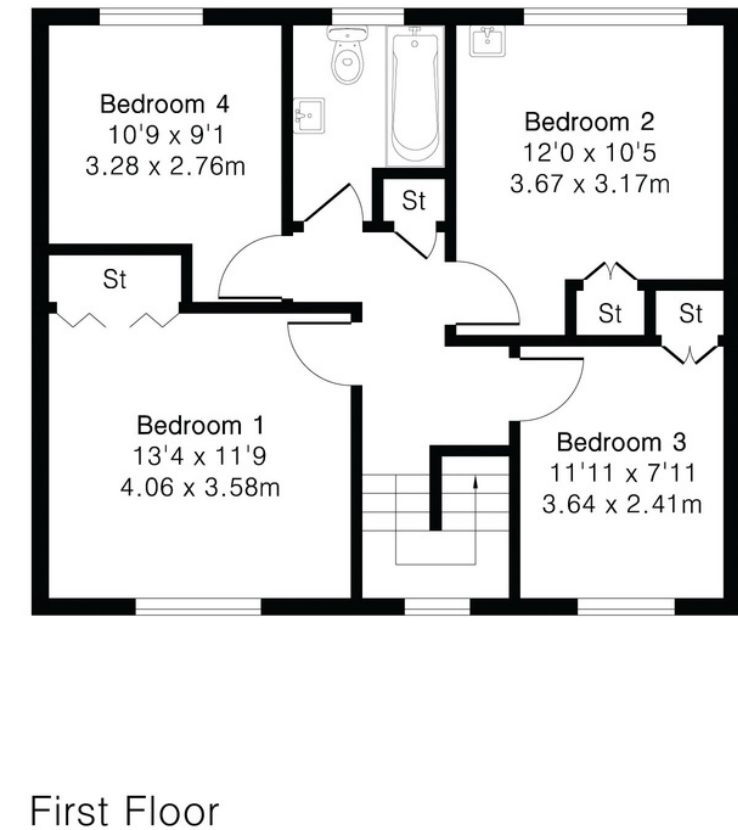
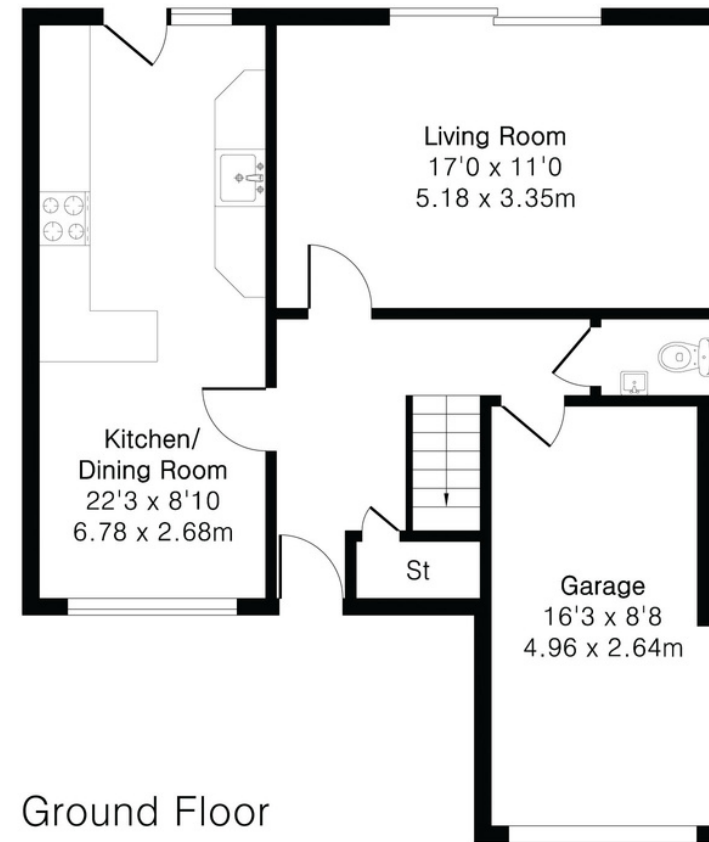
ESTATE AGENTS



**Approximate Gross Internal Area 1243 sq ft - 115 sq m
(Including Garage)**

Ground Floor Area 660 sq ft – 61 sq m

First Floor Area 583 sq ft – 54 sq ms



AT A GLANCE

- Quiet cul-de-sac in Jacobs Well
- West-facing rear garden
- Kitchen opening into the dining room
- Separate living room
- Family bathroom and ground-floor WC
- Garage and driveway parking
- Scope to update and improve
- 2.4 miles to Worplesdon Train Station
- 3.1 miles to Guildford Railway Station (Town side)

Tenure: Freehold. **Council Tax Band:** F. **EPC:** TBC



Ground Floor

First Floor

FROM THE AGENT

The house already has the fundamentals in place. Four good bedrooms upstairs, useful separate rooms downstairs and a west-facing garden give someone plenty to work with.

For me, the appeal is that you're starting with the right ingredients rather than trying to solve a difficult layout. There's enough space here to make a real difference through updating, while still keeping the separate rooms that make the house practical day to day.

The west-facing garden is another important part, there's a good depth to the plot and a great opportunity for the next owner to create something really special here over time.

Anthony

Anthony Brown
Director



GROUND FLOOR

The entrance hall is noticeably light, with the staircase rising through the centre of the house and connecting the ground-floor rooms. A WC sits beneath the stairs.

The kitchen sits at the rear and opens directly into the dining room, creating a natural relationship between the two. The kitchen also has a door onto the garden, while the dining area has room for a full-size table.

The living room is separate and looks directly onto the rear garden through a wide glazed opening.

The integral garage is useful for storage as it stands, while its position within the footprint of the house could also make it worth considering as part of a wider series of works, subject to the necessary consents.

Outside, the west-facing rear garden has a paved terrace immediately behind the house, with a broad central area and established planting around the boundaries. Its orientation is a real asset later in the day, with plenty of opportunity to rethink the landscaping alongside any improvements to the house.



THE SETTING

Holly Lea is a quiet cul-de-sac in Jacobs Well. The property is set back behind its driveway, with an integral garage and parking to the front.

For day-to-day convenience, there are local shops on Stringers Avenue, together with a bus service into Guildford. The surrounding area is also good for walking, with routes around Whitmoor Common and alongside the River Wey adding a very different side to the location.

The existing layout gives the house plenty to work with, with four good bedrooms, separate living spaces and a west-facing garden. There is also real potential to update and improve the house over time, including the opportunity to rethink parts of the ground floor as part of a wider scheme of works.



The first floor is arranged around a central landing, which has its own window bringing natural light into the circulation space. From here, all four bedrooms and the family bathroom are accessed.

The main bedroom sits to the rear and is the largest of the four, with a wide window looking across the west-facing garden. Bedroom two is positioned at the front and is another good double room. The remaining two bedrooms sit to the front and rear respectively, giving the house four genuinely useful bedrooms rather than relying on one very small occasional room.

The family bathroom is positioned centrally and currently has a bath with shower over, WC and wash basin. There is also a separate airing/storage cupboard accessed from the landing.

Much like the ground floor, the first-floor layout already makes good use of the available footprint.

The opportunity is therefore more about updating the individual rooms and finishes to suit the next owner, rather than needing to make fundamental changes to create a practical four-bedroom arrangement.

FIRST FLOOR





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