

HERONDEL

Guildford

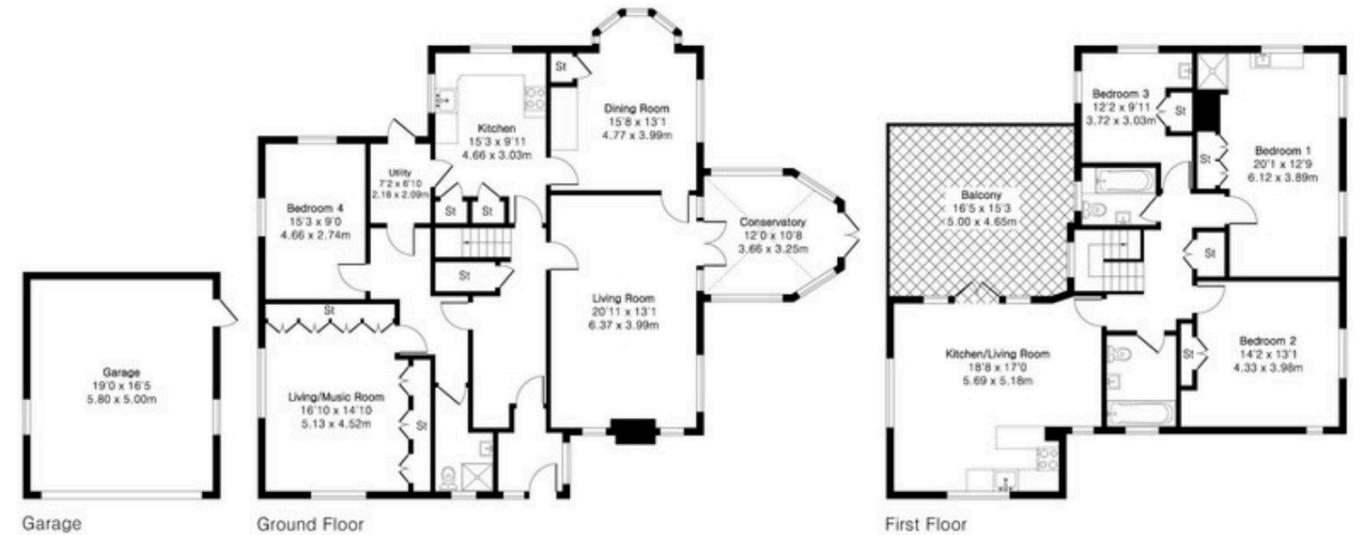


**Chantries
& Pewleys**

ESTATE AGENTS



Approximate Gross Internal Area 2528 sq ft - 235 sq m
 (Excluding Garage)
 Ground Floor Area 1474 sq ft - 137 sq m
 First Floor Area 1054 sq ft - 98 sq m
 Garage Area 312 sq ft - 29 sq m



AT A GLANCE

- 4 -5 Bedrooms
- 3 Bathrooms
- 3 Reception Rooms
- First floor balcony
- Adaptable accomodation
- Detached double garage
- Large driveway providing extensive parking
- Gardens and grounds of approximately 1.25 acres
- Pond and Boat House
- Elevated views over the River Wey
- Scope to upgrade (STPP)

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



FROM THE AGENT

Spending time at this house, what stays with you is the setting.

The garden falls gently away towards the River Wey, and from many parts of the house the view stretches across the valley towards Shalford Park and Pewley Hill beyond. It feels quietly rural, yet the station and town centre are within a mile.

The house itself has clearly been a much-loved family home for many years. The rooms are generous, and many of the principal spaces look directly towards the garden and river, which brings a constant connection with the landscape outside.

What makes this home particularly exciting is the opportunity it offers. Houses in positions like this rarely come to the market, and the combination of the plot, outlook and proximity to town means the next owner has the chance to thoughtfully update and shape the house for the years ahead.

Warmly,

Chris

Chris Dean
Director



WELCOME HOME



Herondel is set within a plot of approximately 1.25 acres and enjoys an elevated outlook across the River Wey and the open landscape beyond, with views stretching towards Guildford's hillside in the distance.

This incredible setting feels remarkably peaceful. Mature trees frame the house and garden, while the river and surrounding meadowland create a sense of openness that is increasingly difficult to find so close to town.

The house has been carefully maintained and enjoyed by the same family for nearly half a century. While comfortable as it stands, it also offers a rare opportunity for a new owner to update and reshape the house to suit modern living, subject to the necessary planning permissions.

Positions like this — combining space, outlook and proximity to Guildford — seldom become available.

ADAPTABLE LIVING

The main reception rooms sit across the rear and side of the house where the outlook is at its best. The sitting room is centred around a stone fireplace and enjoys wide windows and doors opening towards the conservatory and garden beyond.

Alongside this, a generous dining room sits within a bay overlooking the garden, creating a natural setting for gatherings and family meals.

A separate living or music room offers an additional reception space, giving flexibility for quieter evenings or entertaining.

The conservatory forms a bright link between the house and garden, positioned to capture sunlight throughout the day while offering uninterrupted views of the surrounding landscape.



KITCHEN & DINING

The main kitchen sits on the ground floor and forms a practical hub within the house. Positioned centrally, it connects naturally with the dining room, utility room and the living room, allowing cooking, dining and garden access to work comfortably together.

This arrangement works well for day-to-day living while also offering clear potential for future reconfiguration should a new owner wish to create a larger open kitchen and family space.

One of the most distinctive features of the house sits on the first floor. Here, an additional kitchen and living space opens directly onto a generous balcony through wide double doors.

From this elevated position, the view stretches across the garden and over the River Wey towards Guildford. It is an unusually open outlook and a place where the connection between house and landscape becomes very clear.

Whether used for morning coffee, relaxed evenings or simply enjoying the view, the balcony creates a wonderful vantage point across the surrounding valley.



ACCOMMODATION



The first-floor accommodation is arranged to take advantage of the home's elevated position and outlook.

The principal bedroom enjoys views across the garden and valley beyond and is served by its own adjoining shower room, creating a comfortable and private retreat within the house. Bedroom two is particularly bright, with windows on two sides allowing natural light to move through the room during the day. Built-in storage provides practical wardrobe space while maintaining the room's proportions. Bedroom three sits alongside the other bedrooms on this floor and works comfortably as a further double bedroom, guest room or study depending on requirements.

The first-floor accommodation is completed by a family bathroom serving the remaining bedrooms.

A fourth bedroom sits on the ground floor, positioned close to a separate shower room, which makes it well suited for guests or those seeking single-level living within the house. Elsewhere on this level, the living / music room offers additional flexibility and could potentially be reconfigured to create further bedroom accommodation, subject to the necessary consents.





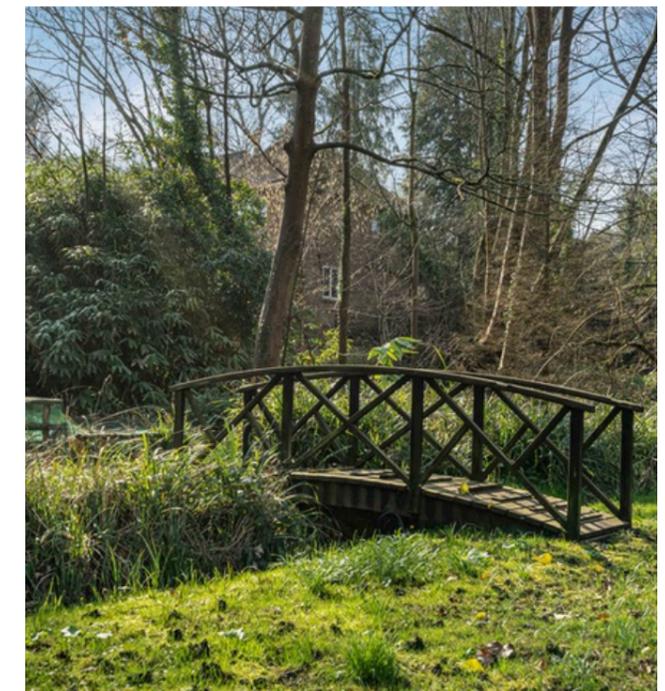
The gardens are one of the defining features of this incredible property. Extending to just over 1.25 acres, the grounds fall gently away from the house towards the River Wey.

From the balcony and main living areas, the view opens across the lawn and trees towards the river and valley beyond. As the garden unfolds, a series of lawns, mature trees and established planting create different areas to enjoy throughout the seasons.

Stone steps lead down through the garden, drawing you gradually towards the river corridor. Partway down, a small wooden bridge crosses a narrower section of the garden leading to a pond. It's a simple detail, but it gives a clear sense that the grounds are part of a wider riverside setting rather than something separate.

There are views across the valley, with Guildford's hillside visible beyond, and a gate that leads directly onto the towpath. Herondel also benefits from a boathouse and river access.

Taken together, it's a garden that offers both privacy and reach — somewhere you can spend time in its own right, but also one that connects naturally out into the surrounding landscape and along the river.





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