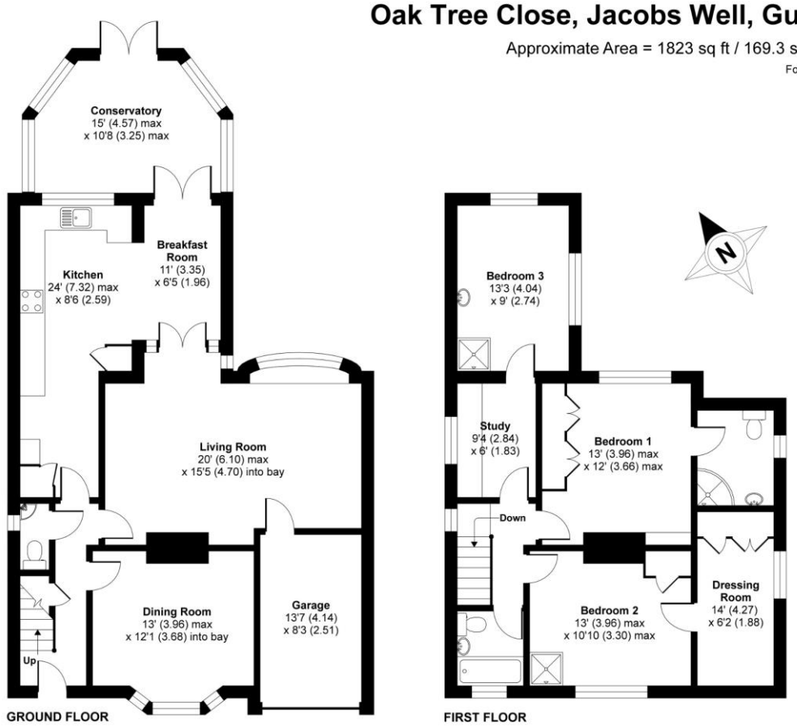
Floorplan

Oak Tree Close, Jacobs Well, Guildford, GU4

Approximate Area = 1823 sq ft / 169.3 sq m (includes garage)

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Seymours Estate Agents. REF: 772179







Seymours











4 Oak Tree Close
Jacobs Well

£700,000 Guide Price

Burpham office 5 Kingspost Parade, Burpham, Surrey, GU1 1YP

01483 300667 / sales@seymours-burpham.co.uk / seymours-estates.co.uk

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Arrange a viewing: 01483 300667

Property details

- 3 bedrooms
- 2 baths
- EPC Rating D
- 1823 sq. ft

- Freehold
- Detached
- Potential to extend and modernise
- Plans approved to create a fourth bedroom
- Downstairs cloakroom
- En-Suite
- Generous rear garden
- Driveway parking
- Garage
- Ultrafast broadband available

This detached family home, situated in the sought-after village of Jacobs Well, offers excellent potential for improvement and extension. Set back from the road with driveway parking, garage and a mature front garden, the property occupies a generous plot with a large rear garden backing onto greenery, creating a peaceful and private setting.

The ground floor currently comprises a spacious living room with attractive bay window and feature fireplace, a separate dining room, and a fitted kitchen opening into a breakfast area and conservatory overlooking the garden. The layout provides a versatile footprint with plenty of scope for reconfiguration and modernisation to suit contemporary family living.

Upstairs, the property offers three bedrooms, including a principal bedroom with dressing room and en-suite shower room, together with a family bathroom and an additional study area. The existing accommodation is well proportioned throughout and retains a great deal of character and potential.

Externally, the rear garden is a particular feature of the home, mainly laid to lawn with established trees and planting, providing ample outdoor space for families and entertaining. There is also an attached garage and side access.

The property would benefit from updating throughout, presenting an ideal opportunity for buyers looking to create a bespoke home in a desirable village location. Planning permission has already been approved for an extension and reconfiguration to create a substantial four-bedroom family house, further enhancing the appeal and future potential of the property.

Jacobs Well is a small village approximately 3 miles to the north of Guildford Town Centre and a little further from Woking. Both Towns have fast train services to Waterloo and there is a local station at Worplesdon. The A3 is within a few minutes' drive, providing access to the centre of London and the south coast, and via the M25 to Heathrow and Gatwick airports. There are local shops within walking distance of the property, as well as bus stops linking to Guildford and Woking town centres. There are many excellent state and private schools in the area.

Council tax band: Tax band F
Local authority: Guildford Borough Council
Tenure: Freehold

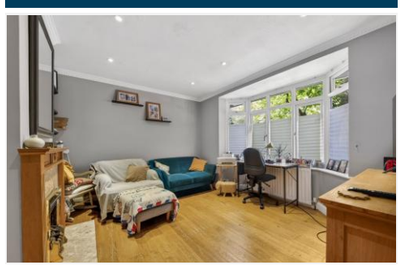


Excellently sized garden





Plans approved for extension



Viewings by appointment only
01483 300667 / sales@seymours-burpham.co.uk