



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£1,850,000

Gateways, Chinthurst Lane
Guildford, GU4 8JS

This generously proportioned detached family home was built in the late 1950's and has recently been comprehensively renovated and extended to now provide flexible, light and airy accommodation, ideal for modern family living.

PROPERTY SUMMARY

Set back from Chinthurst Lane, within a short walk of the village green, shops and station - a beautifully presented family house, recently completely renovated and extended to the highest of specifications with many stunning features including a huge kitchen/dining/family room, all set within a lovely south west backing sunny garden of 0.24 acres. The kitchen/family area now forms the heart of the house with three distinct areas and bi fold doors lead to an entertaining terrace at the rear. There is also a fine sitting room, study and ground floor bedroom 5/gym with an en suite shower room/cloakroom. There is under floor heating throughout the ground floor, and the rooms are orientated over the lovely sunny garden aspect. There are four double bedrooms and three bathrooms on the first floor, incorporating two suites, with the main suite having a vaulted ceiling and a dressing room with fitted wardrobes and a luxury en suite shower room.



5



4



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Gateways is pleasantly situated in Chinthurst Lane, just up from the village green and cricket pitch. The local shops of Shalford are just a few minutes' walk and, gathered around the village green, include a wine merchant, a post office, Boots, barbers, a coffee shop, two restaurants and a small supermarket. The local station here connects to Guildford and Gatwick and there are also two pubs, a pre-school and infant school. Guildford is only two miles away with its historic High Street and excellent shops, restaurants and bars and here the main line station provides a fast commuter service to Waterloo in 38 minutes. There are many schools in the vicinity including St Catherine's in Bramley, Tillingbourne Junior School in Chilworth, Longacre, Wonersh and Shamley Green Junior School in Shamley Green, Cranleigh, Prior's Field and Charterhouse. All of Guildford's schools are easily reached by car, train and bus.

Gateways is set back behind a grassed area of common and is approached via a shared driveway from Chinthurst Lane which leads to the garage and parking spaces with a pathway leading to the front door. The garden is a delightful feature of Gateways and provides a beautiful level and sunny setting. There are entertaining terraces adjoining the house and level areas of lawn surrounded by mature shrubs and trees. There are raised beds and a greenhouse and large garden shed, and various delightful seating areas from which to enjoy the sun and shade. In all approximately 0.24 acres







Guildford High Street - 2 miles

Guildford Mainline Railway Station - 2.4 miles

Shalford Railway Station - 0.4 miles

M25 - 11 miles

A3 - 3.2 miles

Heathrow Airport - 24 miles

Gatwick Airport - 25 miles



DIRECTIONS

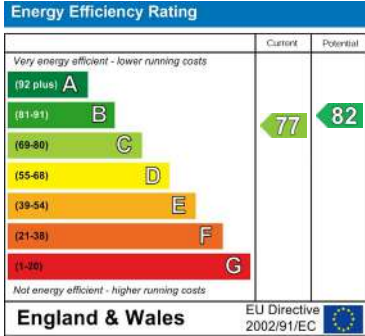
From Guildford's one way system take the A281 Horsham Road to Shalford and turn left at the mini roundabout signed to Wonersh. Take the first turning on the right into Chinthurst Lane, immediately after the pedestrian crossing, and continue up the lane, passing the turnings to Ashcroft and Poplar Road and Gateways will then be found on the right behind a grassed area of common.

LOCAL AUTHORITY
Guildford

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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