



**26 Roseacre Gardens, Chilworth Surrey GU4 8RQ**

**Price £995,000 Freehold**

**TERRA COTTA**

Independent Estate Agents

## Property Description :

An extended & completely refurbished 3 double bed, 2 bath detached family home with garage & landscaped garden situated in a quiet road on the borders of Chilworth & Albury. Accommodation comprises a large entrance hall with storage cupboards, wc & parquet wood flooring. An archway leads through to the kitchen/breakfast room with integrated appliances, separate island with solid wood work surface, electric induction hob (with circular extractor hood over), breakfast bar & stools. This is open plan to the sitting room & dining area, with central roof lantern, continuation of the solid wood flooring throughout these areas & each with bi-fold doors leading out to the rear garden. The principal bedroom is a dual aspect double bedroom with double doors leading out to the garden & an ensuite shower room with large walk-in shower, wc & his & her basins. There is a further dual aspect double bedroom, 3rd bedroom with built-in wardrobes, a family bathroom with bath, separate shower cubicle, wc & basin & a utility room with sink. An internal door leads through to the garage with up & over door with high level windows over, power & light. To the front, a paved driveway provides an off-street parking for several cars & provides access to the integral garage & the front door (each with wood cladding to either side). The wood cladding theme continues to the rear across the sitting room & dining areas. There is also a decked area with lighting to the rear of the property providing an extensive area for tables & chairs, with steps up to an area laid to lawn (which continues to the side of the property), all of which is well screened by mature trees & with distant views over St Martha's to the front. Must be seen. No onward chain !

## Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction onto Upper Street, follow the road to the end & turn left onto the A25 towards Guildford. Then take the 1st left onto the A248 towards Albury. Proceed through Albury, turning left approx. 1/2 mile out of the village (just after Mill Lane on your right) into Roseacre Gardens. Follow the road round to the left, & you will find No. 26 on your right.

## Situation :

Situated on the borders of Albury and Chilworth, within circa a 15-20 min walk of Albury village which offers a Post Office, a well-stocked grocery shop, pub with accommodation & restaurant, village hall, trout lake & church. Chilworth also benefits from a church, village hall, infant school, junior school, a pub and a convenience shop with Post Office as well as a station (the Redhill - Reading line - circa 15 min walk) providing a link to Guildford, Dorking and Gatwick. Situated within approx. 3 miles of Guildford, with a fast & frequent rail service into Waterloo, with easy access to the A3 and M25 as well as numerous walks, bike rides, country pubs, cafes etc. This area is also within the catchment area of the sought after Tillingbourne primary school & George Abbot secondary School.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Council Tax - Guildford Borough Council - Band F - £3,343.41(2024 - 2025)**

**All Mains Services**

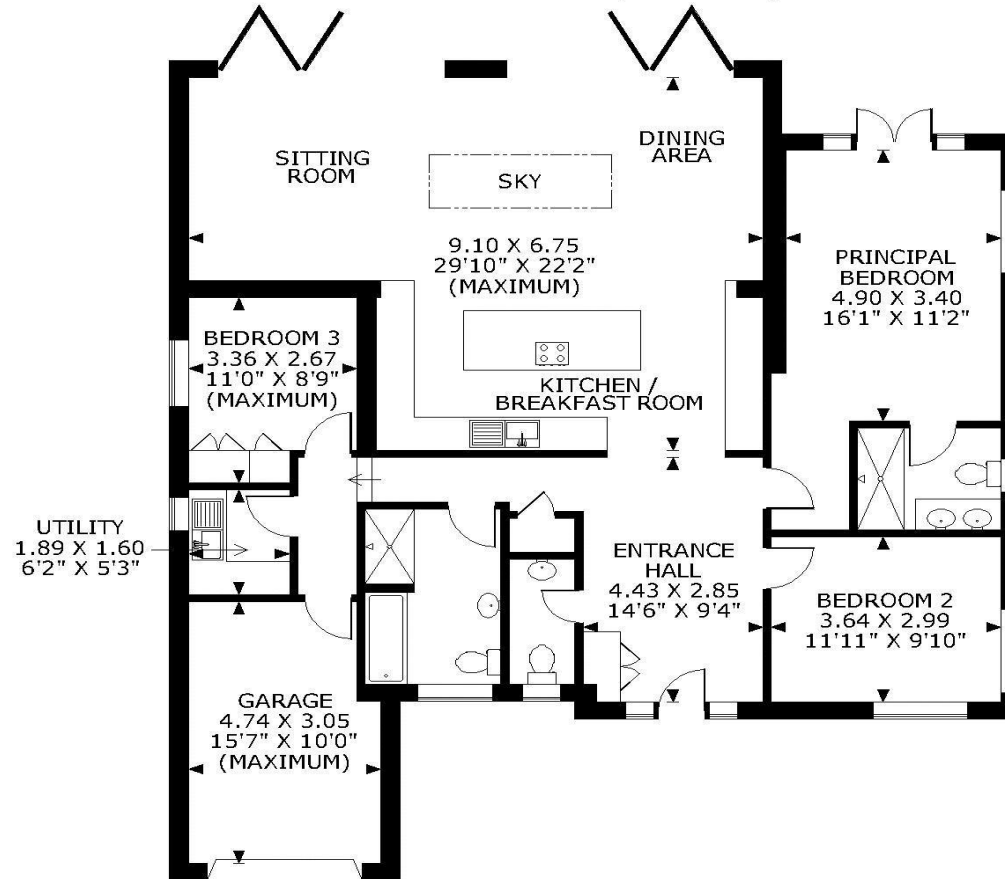
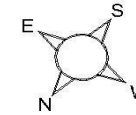
**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA  
MAIN HOUSE = 1442 SQ FT/134 SQ M  
GARAGE = 148 SQ FT/14 SQ M  
TOTAL = 1590 SQ FT/148 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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## Terra Cotta (Estate Agents) Ltd

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