



Cheriton, 124 Dorking Road, Chilworth, Surrey GU4 8NS

Price £1,150,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A superbly presented 3 bed, 2 bath detached family home with beautifully landscaped gardens, garage & views over St Martha's situated between the villages of Chilworth & Albury in the Surrey Hills. Accommodation comprises a large dual aspect sitting room with feature open fireplace & bi-fold doors leading out to the rear garden, a very well fitted kitchen/breakfast room with island (previously featured in the Ideal Home magazine), ample space for table & chairs, & both bi-fold doors & double doors leading out to the rear garden. A door from the kitchen leads into a separate utility room with door to garden. A door from the hallway leads into a study area providing access to a double bedroom with double doors leading to the rear garden, a further double bedroom & family bathroom with bath & wall mounted shower. A staircase leads up from the study to the first floor which offers a large double bedroom with dormer windows to front & rear, skylight & eaves storage, a large walk-in wardrobe with skylight & well fitted ensuite shower room also with skylight. To the front of the property a pedestrian gate with mature hedging to either side provides access to a pathway to the front door. A 5 bar gate to one side leads to an area of off-street parking for numerous cars & to a detached garage. The south facing garden incorporates a large paved patio to the rear of the property, alongside which sits an extensive landscaped area laid to lawn to the rear & sides, enclosed by mature hedging & fencing, with borders featuring flowers & shrubs, with views of St Martha's to the front. Set well back from the road on the edge of Chilworth & Albury within a circa 5 min walk of Chilworth station & a 15 minute walk of Albury village, providing easy access to sought after schools, the A25 & Guildford. Must be seen !

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 towards Chilworth for approximately 2 miles, then just after you pass Lockner Farm Livery stables on your right, you will find No. 124 on your left, set into the lay by.

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		
69-80	C		
55-68	D	69 C	77 C
39-54	E		
21-38	F		
1-20	G		

Council Tax - Guildford Borough Council - Band E - £ 2829.04 per annum (2024-25)

All Mains Services

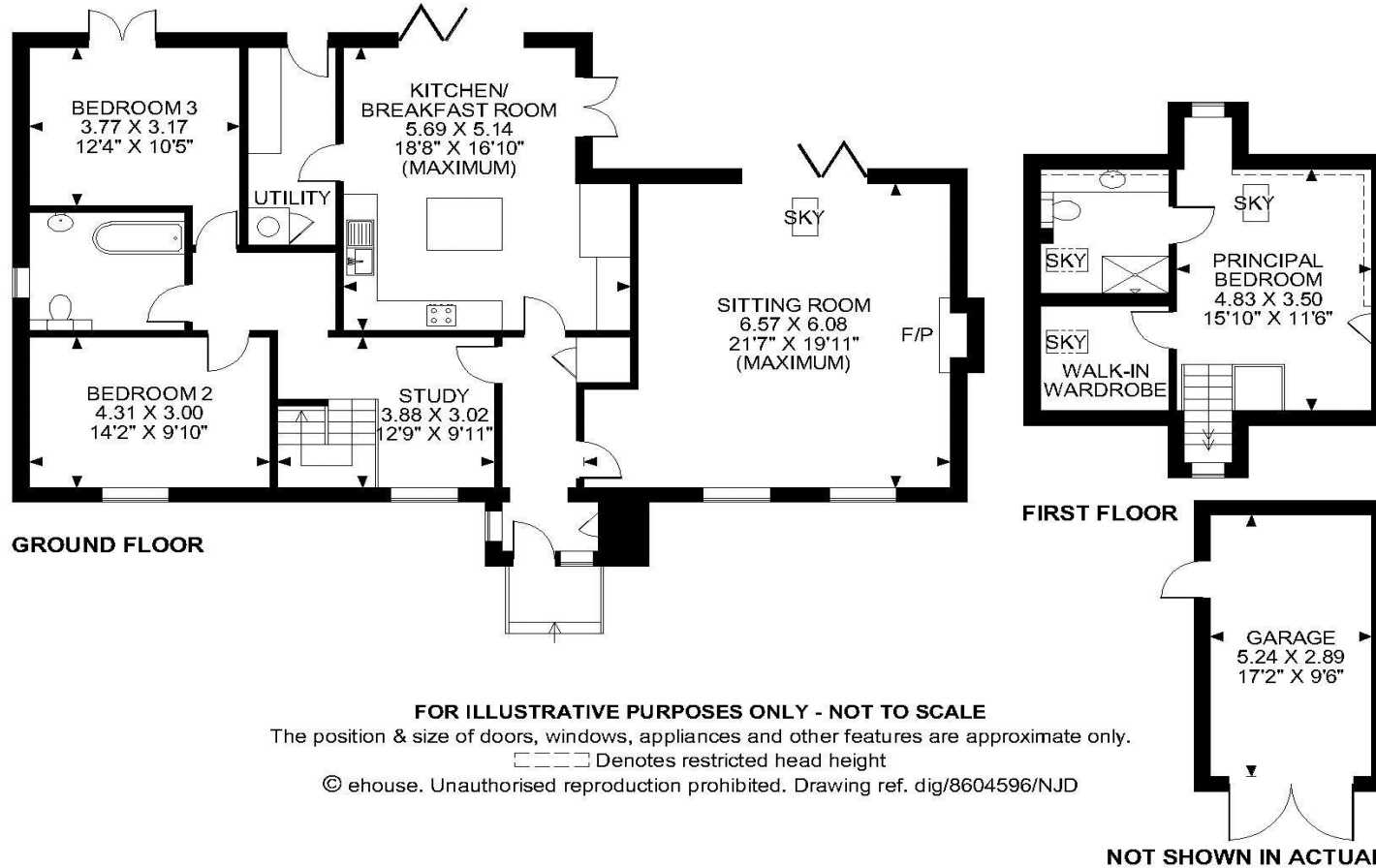
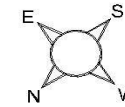
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Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1400 SQ FT/130 SQ M
FIRST FLOOR = 309 SQ FT/29 SQ M
TOTAL = 1709 SQ FT/159 SQ M
GARAGE = 172 SQ FT/16 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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