



10 Hornhatch, Chilworth, Surrey GU4 8AY

Price £395,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

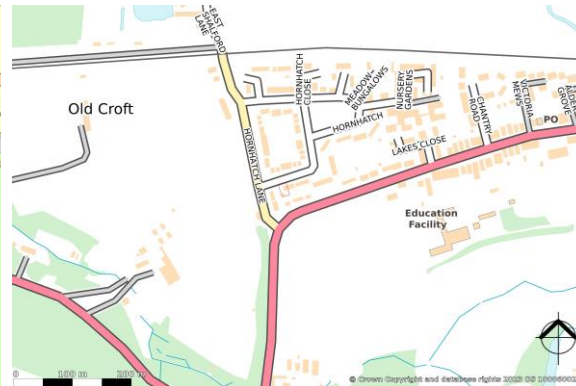
Cash buyers only (unconventional construction, mortgages not possible). A spacious 3 double bed, 3 reception area detached property with double garage & garden located in a popular road within walking distance of Tillingbourne school & local shops, on the borders of Chilworth & Shalford. Ground floor accommodation comprises an entrance hall open plan to a kitchen, with doors from each leading into a 26ft reception room split into sitting & dining areas with feature gas fire & double doors leading to a conservatory with door to garden. A further door from the kitchen leads into a covered area, a wc & a shed, & a door leads from there into the rear garden. Upstairs offers 2 large double bedrooms, a 3rd smaller double bedroom & a family shower room. There is a garden to the front, enclosed by fencing with a paved driveway to one side providing off-street parking for several cars & leading to a detached double garage. The paved area continues to the rear of the property, where there is also a greenhouse. The property has scope to knock down & develop into a pair of semi's, this would be stpp (the council have confirmed that planning permission will not be reasonably withheld if the application is based on the neighbouring property's recent development).

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 first left onto the A248 towards Albury. Continue straight through the village of Albury, over the railway line & into Chilworth village, where you will find Hornhatch Lane towards the end of the village on your right. Turn right into the Lane and then your first right into Hornhatch where you will find No. 10 on your right hand side.

Situation :

Situated in the heart of Chilworth village which benefits from a church, village hall, infant school, junior school, a pub and a convenience shop with Post Office. Chilworth also boasts a station (the Redhill - Reading line) 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		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Council Tax - Guildford Borough Council - Band B - £1,823.46 per annum (2024-25)

All Mains Services

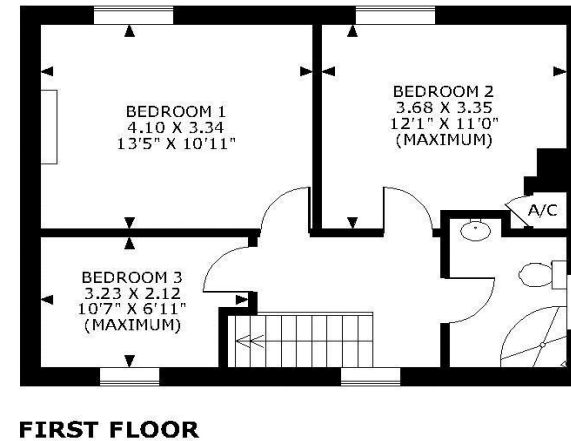
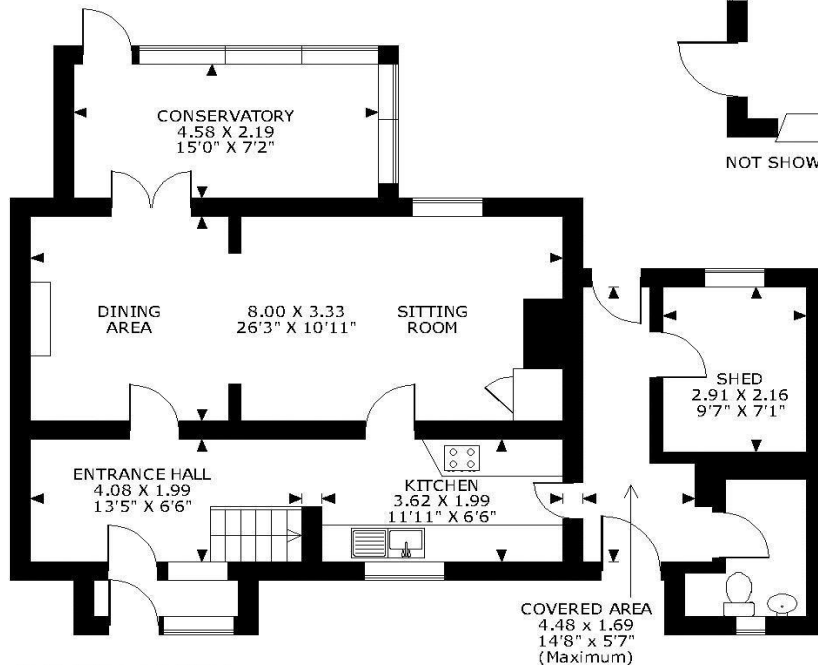
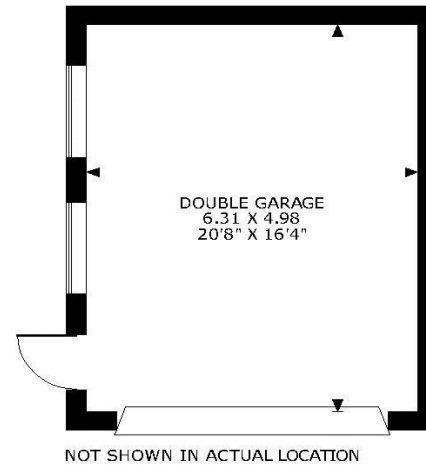
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 822 SQ FT/76 SQ M
FIRST FLOOR = 463 SQ FT/43 SQ M
TOTAL = 1285 SQ FT/119 SQ M



GROUND FLOOR

FIRST FLOOR

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

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150 – Registered No: 03516147

Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm