



**Tillingbourne Reach, Blacksmith Lane,
Chilworth, Surrey GU4 8NQ
Price £1,175,000 Freehold**

TERRA COTTA
Independent Estate Agents

Property Description :

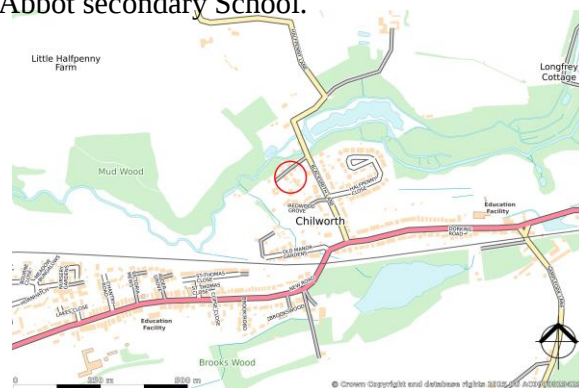
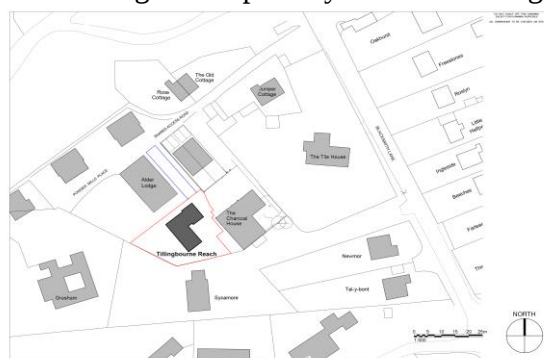
A very spacious, high specification, newly constructed 3 double bedroom, 3 bathroom detached family home with off-street parking & a secluded garden located in a very quiet & more rural setting on the outskirts of Chilworth. Ground floor accommodation comprises an entrance hall with double doors leading through to a stunning 20ft dual aspect sitting room/3rd bedroom with vaulted ceiling & skylights. There is an adjacent shower room with a shower cubicle, basin & wc. An inner hall with storage cupboards leads through to a dining area open plan to a family room/extensive study area with 3 sets of bi-fold doors leading out to the garden & 2 further floor to ceiling windows. This area is also open plan to a superbly fitted Howdens (premium) kitchen/breakfast room with an extensive range of low level & wall mounted units complemented by Quartz worktops to include a Bosch double oven, induction hob with extractor over, a butler sink & an integrated dishwasher & fridge/freezer. There is a separate utility room off the kitchen, with sink, space & plumbing for washing machine & tumble dryer & a door to the garden. Upstairs there are 2 large double bedrooms set very slightly into the eaves with windows & skylights, one with an ensuite shower room with wet room style double shower, basin, wc & skylight & the other with an ensuite bathroom with bath, hand held shower, basin, wc & skylight. The property benefits from Skara Oak Amtico flooring & underfloor heating throughout the ground floor. Outside a double gate provides access to an extensive brick courtyard providing parking for numerous cars & with a EV car charger. Gated access leads to the landscaped rear garden which is mainly laid to lawn, with mature trees & shrubs & a limestone terrace. Offered for sale with a New Home Warranty. Located within a 3 minute drive of Chilworth & within 5-10 minutes of Guildford town centre. 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 along the A248 for approximately 2.5 miles through Albury and into Chilworth. Just before you reach the railway crossing turn right into Blacksmith Lane. Proceed down the lane for just under 1/4 mile, turning left into a T road, also called Blacksmith Lane. Immediately after the pair of semi detached houses on your left, turn left into the driveway, continue past the house on your right & through the gate where you will find Tillingbourne Reach.

Situation :

Chilworth 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax - Guildford Borough Council - Band TBC

Private road - no contribution has been made or is likely to be necessary for the foreseeable future (this has reverted to Crown ownership)

Maintenance arrangement to be confirmed for shared driveway providing access to property

Mains electricity (no gas or oil) including air source heat pump, private drainage (water), part-shared sewage Broadband connection directly into the property

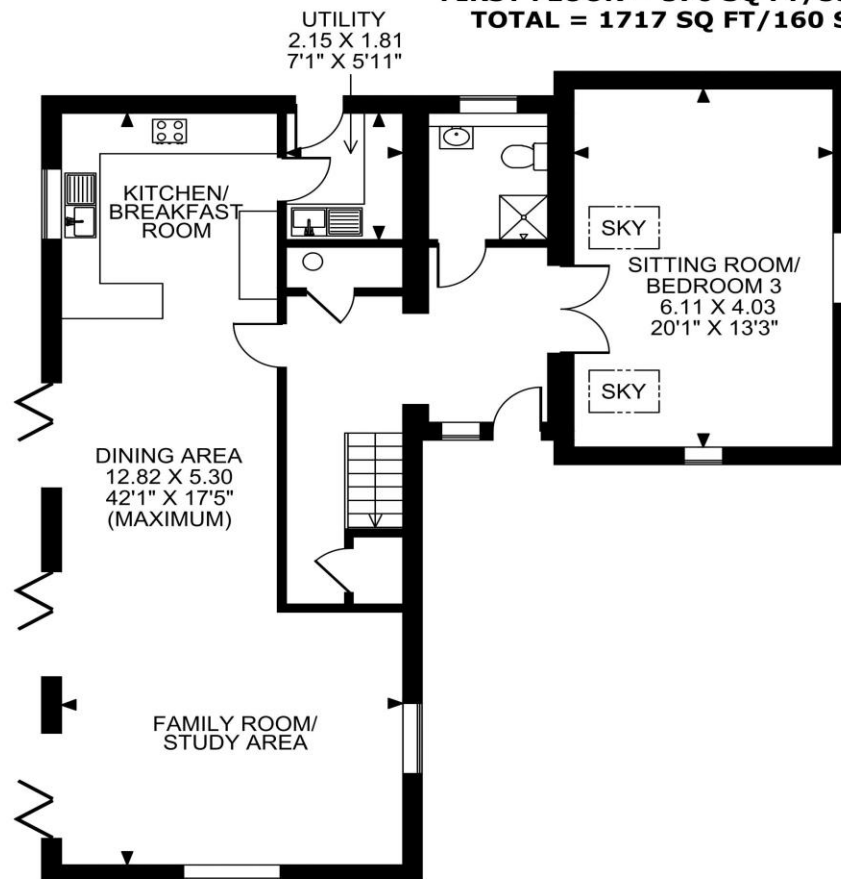
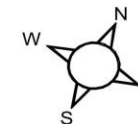
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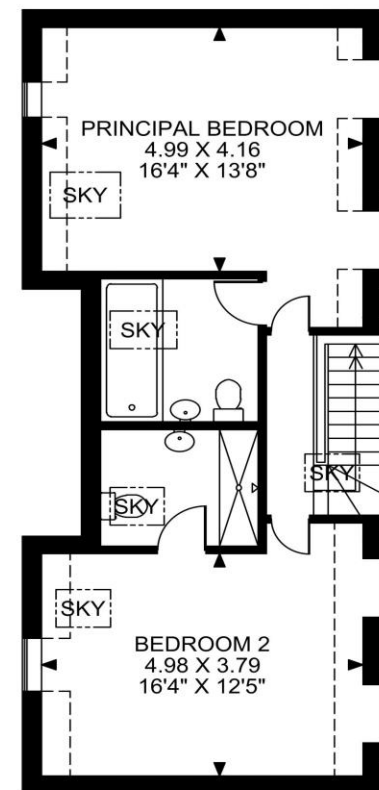
Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1147 SQ FT/107 SQ M
FIRST FLOOR = 570 SQ FT/53 SQ M
TOTAL = 1717 SQ FT/160 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.

□ □ □ Denotes restricted head height

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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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