



St Thomas Close, Chilworth, Guildford, Surrey







Property Description

Guide Price: £625,000

This property has it all! With three double bedrooms, including one with an ensuite, a family bathroom, a driveway with ample parking, and a secluded private garden, it offers everything one could ask for. Impeccably presented, this home is a shining example of comfort and elegance nestled in the heart of Chilworth.

Upon entering, you'll be welcomed by a spacious, brightly lit hallway that provides access to the ground floor. The generously sized contemporary shaker-style kitchen is fully equipped with modern, built-in appliances and benefits from ample natural light. Continuing from the hallway or through the double doors from the kitchen, you'll find a spacious 24ft living/dining room. This room boasts double doors leading out to the garden and a large bay picture window, further enhancing the natural light within the home. There is a second reception room on the ground floor, currently serving as a study. Adjacent to the study is a convenient WC.

The first floor accommodates the master bedroom with an ensuite, two additional bedrooms, and a family bathroom, all meticulously maintained.

The rear garden offers a combination of lawn space and a patio for outdoor enjoyment.

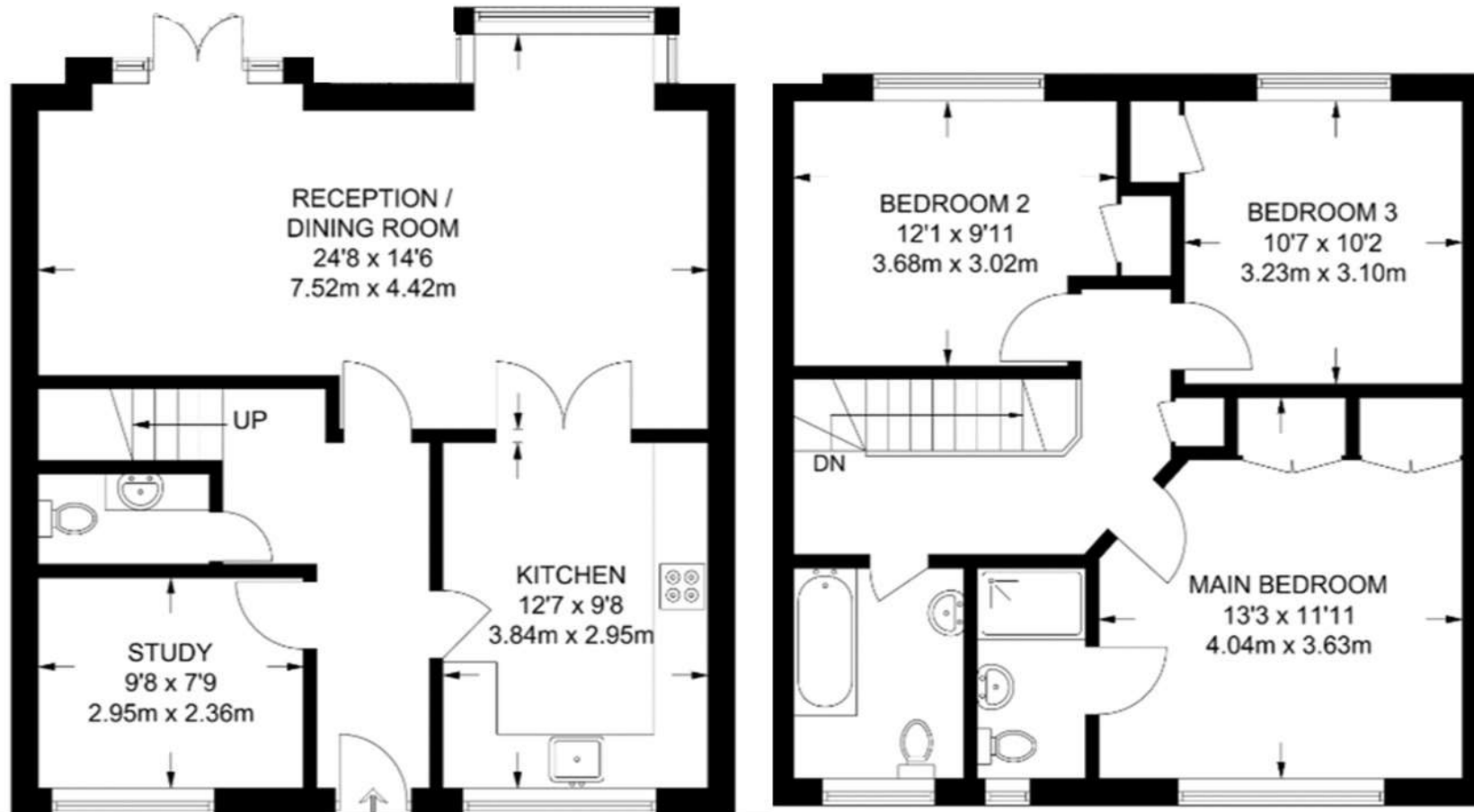
Chilworth is surrounded by some of Surrey's most beautiful countryside, including St. Marthas and Blackheath, providing ample opportunity for walking and riding. The village has a well-stocked store and a village pub, The Percy Arms, as well as two excellent schools: Chilworth C of E and Tillingbourne Junior School. There are good transport links, the village being served by both Chilworth railway station and regular bus services. Guildford is approximately two miles away and has an extensive range of shopping and leisure facilities including the Yvonne Arnaud theatre, G Live, the Surrey Sports Park and Spectrum Leisure Centre. The mainline station at Guildford provides a fast and regular service to London Waterloo. There is an excellent road network with the A3 providing easy access to London and the M25, and of course, both Heathrow and Gatwick airports are within easy reach.



Council tax band: E; Tenure: Freehold; EPC rating: C.



St Thomas Close, Chilworth GU4 8LQ



APPROXIMATE FLOOR AREA = 1239 SQ FT / 115.1 SQ M

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
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Shalford Sales 01483 304344
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Chantries & Pewleys

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