



Tillingbourne, 83 New Road, Chilworth, Surrey.





Property Description

Guide Price: £595,000

This charming period home in the heart of Surrey Hills seamlessly combines character and contemporary comforts, offering an ideal balance for those seeking the best of both town and country living.

The property has been meticulously maintained by its current owners, resulting in a light and airy living space. The open-plan ground floor flows seamlessly from a cosy sitting room with a wood-burning stove to a stylish, recently refitted kitchen and a dining area. A light-filled conservatory leads out to the patio and rear garden. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom.

The property's rear garden is a true highlight, featuring mature planting, a large gravelled seating area, two lawned sections (including one astroturfed for children's play), two large sheds and a vegetable garden. The garden extends to overlook open school playing fields, offering an open view.

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.

The county town of Guildford is 2 miles away, with its quaint cobbled High Street and picturesque riverside scenes. Guildford offers excellent shopping with three covered shopping centres, restaurants, and recreational activities. The Spectrum Leisure Centre and Surrey Sports Park cater for those who enjoy sports, whilst the theatres and Odeon Cinema provide great entertainment.

Council tax band: D; Tenure: Freehold; EPC rating: TBC.



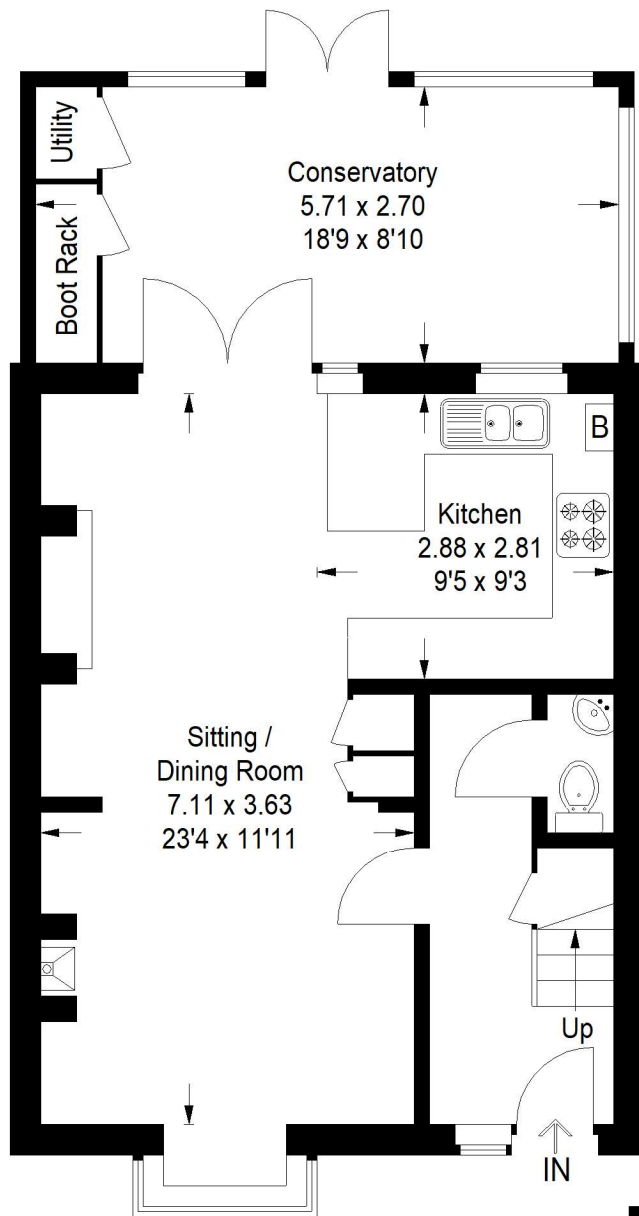




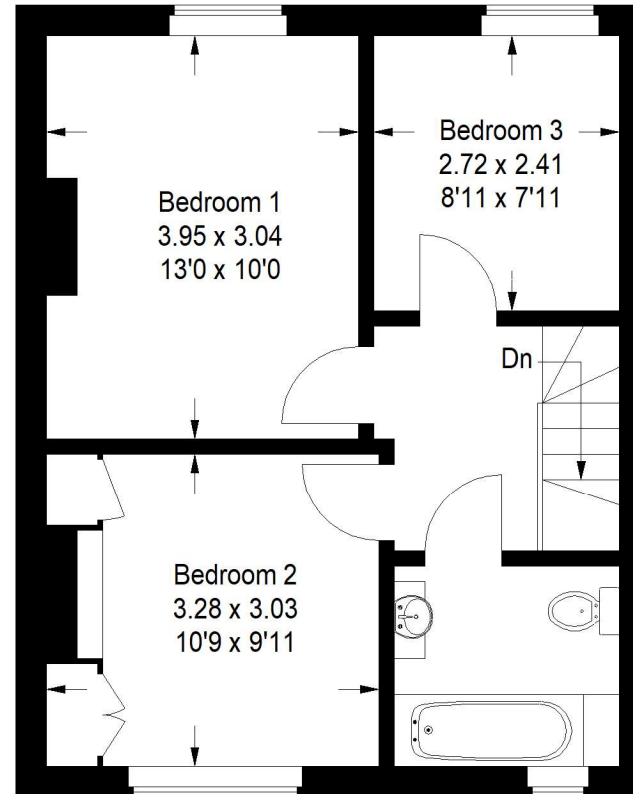


New Road, Chilworth

Approximate Gross Internal Area
 Ground Floor = 57.8 sq m / 622 sq ft
 First Floor = 40.0 sq m / 430 sq ft
 Total = 97.8 sq m / 1052 sq ft



Ground Floor



First Floor



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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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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