



St Thomas Close, Chilworth, Surrey

 Chantries
& Pewleys





Property Description

Guide price: £585,000

This meticulously maintained, three-bedroom home features thoughtfully designed living spaces in a location that offers the charm of village life with the convenience of being just a few miles from Guildford.

The terraced house includes a large, well-appointed kitchen with double doors opening into an open-plan living/dining room. Flooded with natural light from the generously sized bay window and French doors, the living room seamlessly blends indoor and outdoor spaces, leading out to the garden. A convenient separate study and a downstairs cloakroom complete the ground floor. On the first floor, the master bedroom features an ensuite shower room, while the two additional double bedrooms share a family bathroom. The property features a charming rear garden and a large terrace. At the front, the driveway provides ample parking. There is also further potential for expansion, subject to planning, as the large loft could be converted.

Nestled in the shadow of St. Martha's Hill in the Surrey Hills, an Area of Outstanding Natural Beauty, St. Thomas Close provides the best of both town and country living. Chilworth Village features a well-stocked store and a local pub, The Percy Arms, as well as two excellent schools: Chilworth C of E and Tillingbourne Junior School.

Transport links are good, with Chilworth railway station and regular bus services serving the village. Guildford, approximately two miles away, boasts an extensive range of shopping and leisure facilities, including the Yvonne Arnaud Theatre, G Live, Surrey Sports Park, and Spectrum Leisure Centre. The mainline station at Guildford provides a fast and regular service to London Waterloo.

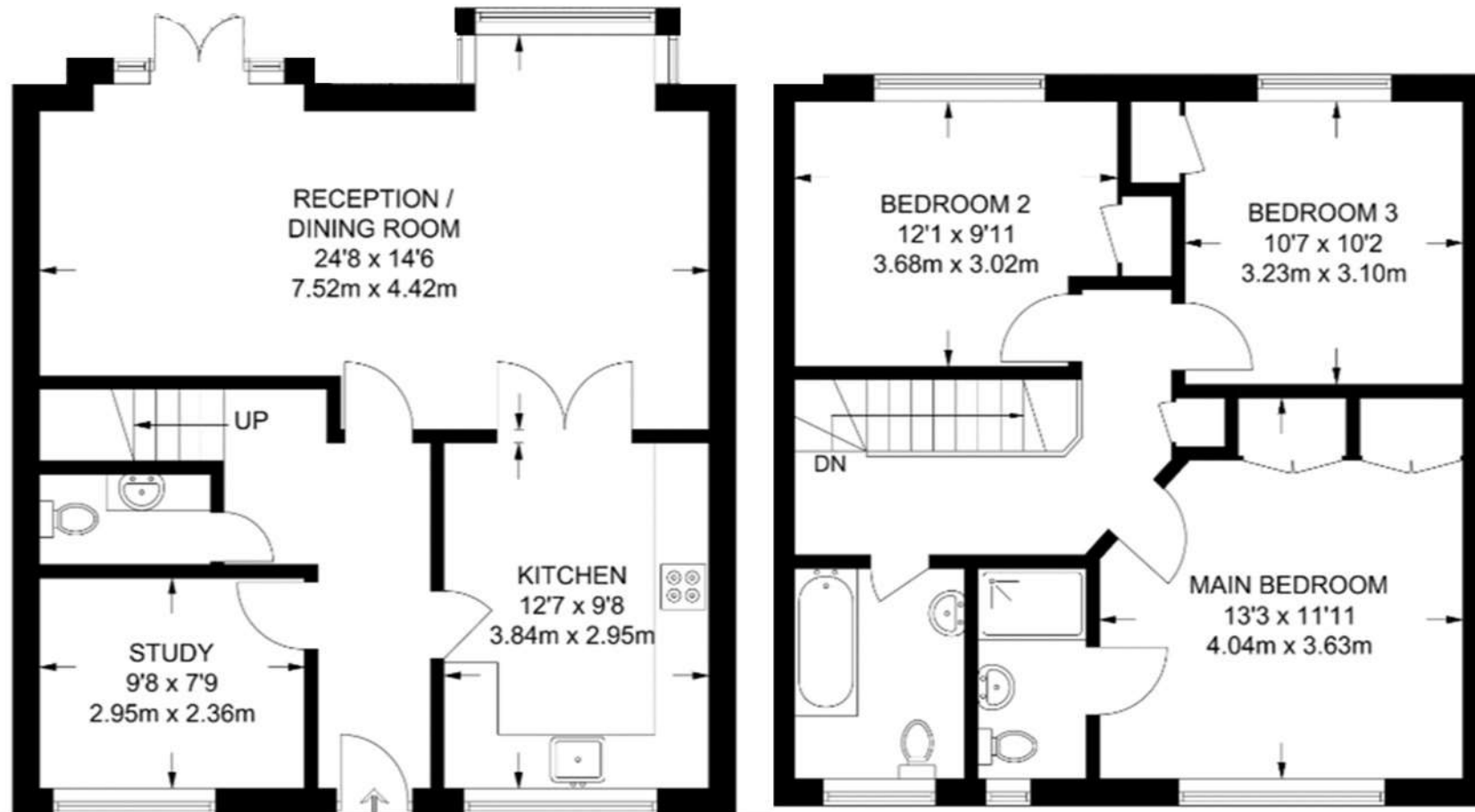
Additionally, the A3 offers easy access to London and the M25, with both Heathrow and Gatwick airports within easy reach.

Council tax band: ; **Tenure:** freehold ; **EPC rating:** .





St Thomas Close, Chilworth GU4 8LQ



APPROXIMATE FLOOR AREA = 1239 SQ FT / 115.1 SQ M

Cranleigh Office 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Office 01483 405222
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Merrow Office 01483 347100
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Shalford Office 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.





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ESTATE AGENTS

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