



New Road, Chilworth, Surrey

 Chantries
& Pewleys



Property Description

Guide Price: £435,000

Presenting a stunning two-bedroom home, beautifully enhanced by the current owner. Upstairs features two double bedrooms and a modern bathroom. The spacious ground floor includes a dining room, living room, cloakroom, and a spectacular fitted kitchen/breakfast room opening onto a beautifully landscaped south-facing garden.

Entering, you will find an elegant entrance hall with a refined wood floor. A door from the hallway leads to the front dining room, featuring a sash window and a classic fireplace. Moving past the staircase, you enter the spacious living room, spanning the full width of the house, with wood floors, a feature fireplace, and under-stairs storage.

The living room opens into a magnificent kitchen/dining room extension with underfloor heating and a downstairs cloakroom. The dining area is bathed in natural light from double-glazed doors, opaque glazing, and skylights. The recently fitted Shaker-style kitchen includes extensive base-level units, a Butler sink under a double-glazed window, granite worktops, and high-end appliances. Upstairs, are two spacious double bedrooms, with the master bedroom featuring an en-suite shower room.

Outside, a beautiful patio seamlessly connects to the house, featuring a gated side entrance. The south-facing garden, extending approximately 52 meters (170 feet), is meticulously landscaped and adjoins expansive playing fields. A charming gravel path winds through lush, well-stocked borders, leading to a tranquil gravel seating area, followed by a decked area.

This property combines classic charm with modern elegance, creating an exceptional residence.

Chilworth is nestled in Surrey's beautiful countryside, including St. Martha's and Blackheath, ideal for walking and riding. The village features a well-stocked store, the Percy Arms pub, and two excellent schools: Chilworth C of E and Tillingbourne Junior School. Transport links are strong with Chilworth railway station and regular bus services. Guildford, three miles away, offers extensive shopping, leisure facilities, and a fast train to London Waterloo. The A3 provides easy access to London, the M25, and both Heathrow and Gatwick airports.

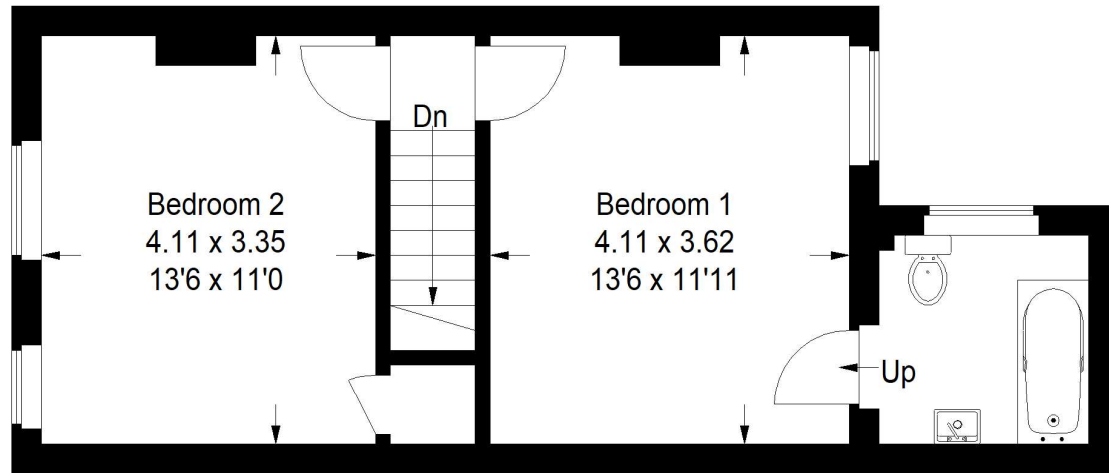
Council tax band: D; Tenure: freehold; EPC rating: D.



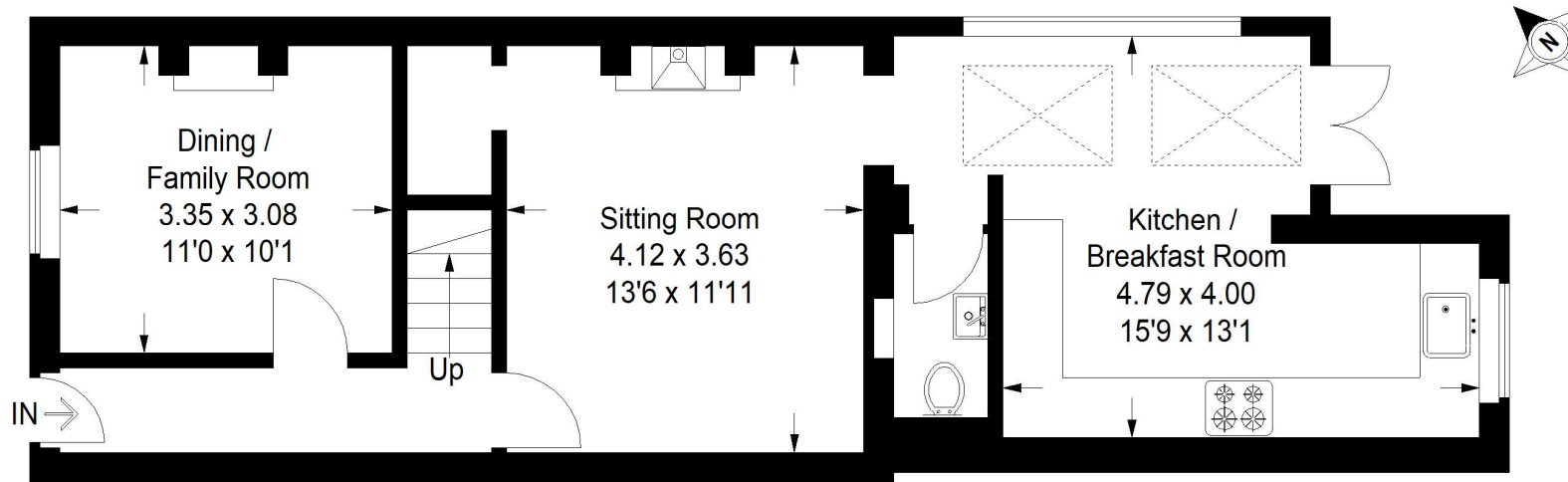


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Approximate Gross Internal Area
Ground Floor = 54.9 sq m / 591 sq ft
First Floor = 38.2 sq m / 411 sq ft
Total = 93.1 sq m / 1002 sq ft



First Floor



Ground 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.





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