



Surrey House, New Road, Chilworth, GU4 8LP





## Property Description

**Guide Price: £325,000**

An immaculately presented luxury 2-bedroom spacious apartment set in the heart of Chilworth village benefiting from no onward chain.

The property is set back from the road in a truly tranquil, peaceful and safe setting and offers off-street parking including allocated visitor parking to the front, a video entry system providing access to a well-maintained communal entrance hall and a lift.

The accommodation includes a large reception room with new French doors leading to a balcony that provides the most outstanding outlook across the playing fields and countryside – ideal for morning coffee, relaxing or evening sun downers. The kitchen has been newly fitted with fully integrated appliances and a new boiler. The master bedroom, with newly fitted wardrobes, benefits from a superb en-suite shower room and a spacious utility cupboard. There is a second bedroom/study, a family bathroom and a huge loft space providing ample storage. The property also benefits from the lovely communal gardens and a bike storage facility.

Chilworth is located in the Surrey Hills and surrounded by some of Surrey's most beautiful walking and riding countryside with footpaths to St Martha's, Newlands and Blackheath close by. The village has an amazing local store opposite and a popular pub, The Percy Arms. There are two excellent schools in the village, Chilworth C of E and Tillingbourne Junior School. Chilworth station is close and a regular bus service serves the village.

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. Guildford main line station provides a fast and regular service to London Waterloo. There is an excellent road network and the A3 gives easy access to London, the M25 and the national motorway network, Heathrow and Gatwick.

**Council tax band: C; EPC rating: C.  
Tenure: Leasehold**









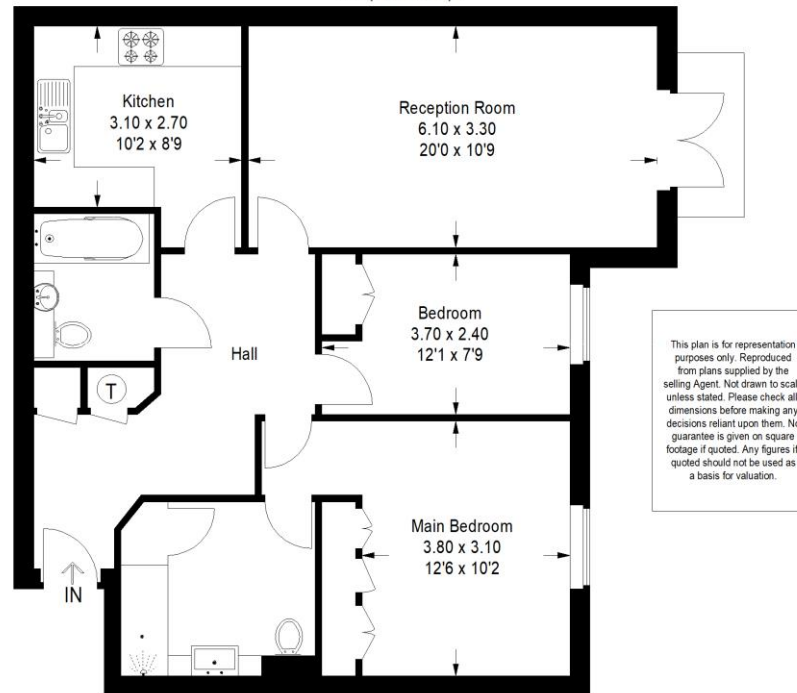






## New Road, Chilworth

Approximate Gross Internal Area  
77 sq m / 829 sq ft



Cranleigh Sales 01483 347888  
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222  
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100  
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344  
shalford@chantriesandpewleys.com

Lettings 01483 405222  
lettings@chantriesandpewleys.com

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

ESTATE AGENTS

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