



**Alderbrook House**  
Redwood Grove, Chilworth, Surrey.









INTRODUCING

## Alderbrook House

4 Redwood Grove, Chilworth, Guildford,  
Surrey GU4 8NU

Set on a prestigious private road in Chilworth village, this charming five-bedroom detached home boasts nearly 3,000 sqft of versatile living space. Nestled in an idyllic setting, the property offers a highly sought-after location with immense potential, making it perfect for those looking to create their dream home.

4 BEDS

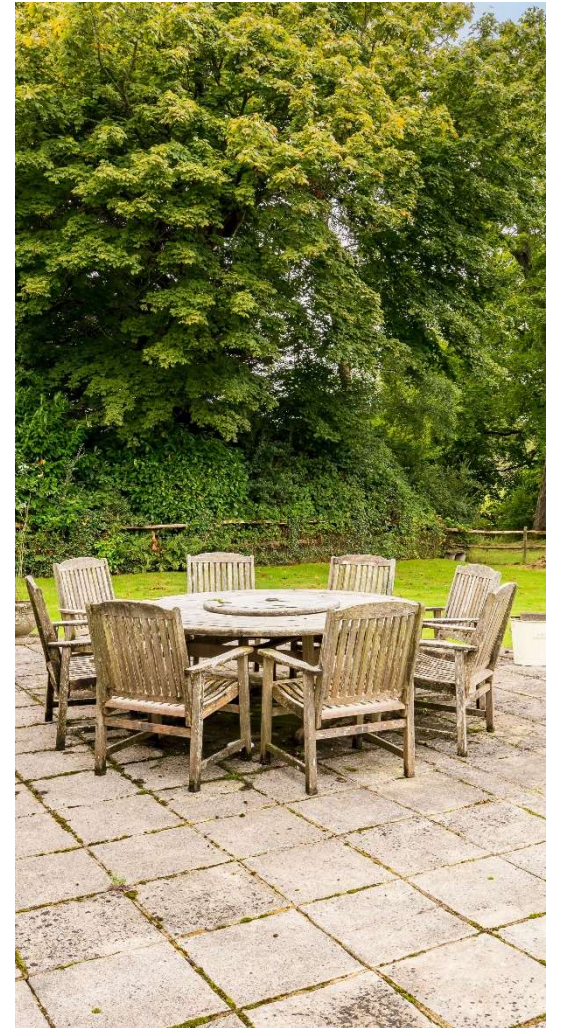
3 BATHS

4 RECEPTION ROOMS

BEAUTIFUL GARDENS









# *Welcome home...*

Upon entering Alderbrook House, you are greeted by a welcoming entrance hall that sets the stage for a ground floor brimming with possibilities, featuring a spacious sitting room, dining area, and an expansive family room/study. For those envisioning a modern lifestyle, this layout provides an excellent canvas for open-plan living enhancements. Additional spaces include a utility room, boot room, fifth bedroom with a dressing room, and a shower room, offering flexibility to reconfigure or update to suit your family's needs.

Upstairs, the open landing leads to four well-proportioned bedrooms, including a principal bedroom with an ensuite and a family bathroom. The generous layout of this property offers endless opportunities to reimagine the space, adding luxury touches or transforming it into a contemporary retreat.

Surrounded by mature trees, the extensive gardens provide a private and tranquil backdrop to the home. An expansive terrace features a swimming pool that could be transformed into a stunning outdoor oasis perfect for entertaining. The grounds also include a large outbuilding with two stables and a spacious workshop/feed store, set beside a stream and overlooking fields. This separate garden area, accessed via a small gate, offers further potential for creative uses, subject to refurbishment and relevant consent, whether for equestrian facilities, a home office conversion, or additional guest accommodation. An attached garage and ample driveway parking add convenience to this remarkable property.

Chilworth is surrounded by some of Surrey's most beautiful countryside, including St. Martha's and Blackheath, offering ample opportunities for walking and riding. The village features a well-stocked store and a charming pub, The Percy Arms, along with two excellent schools: Chilworth C of E and Tillingbourne Junior School. Transport links are excellent, with Chilworth railway station and regular bus services connecting the village to surrounding areas.

Guildford is approximately three miles away, offering 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 frequent service to London Waterloo. The area benefits from an excellent road network, with the A3 providing easy access to London and the M25, while both Heathrow and Gatwick airports are within easy reach.

















































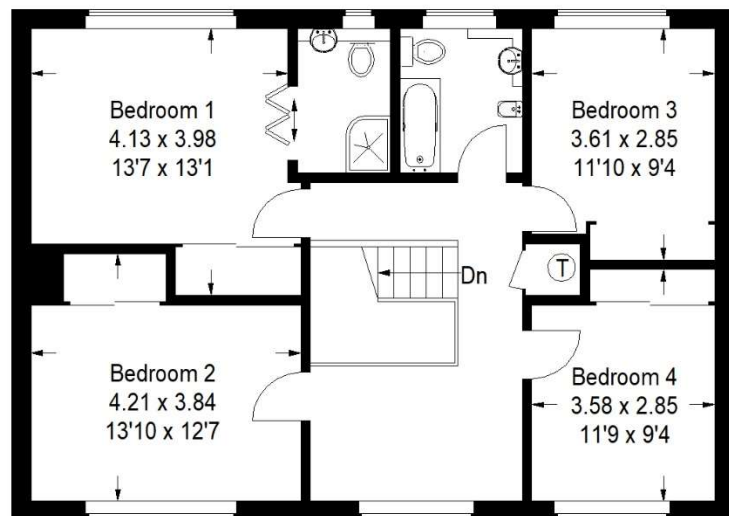




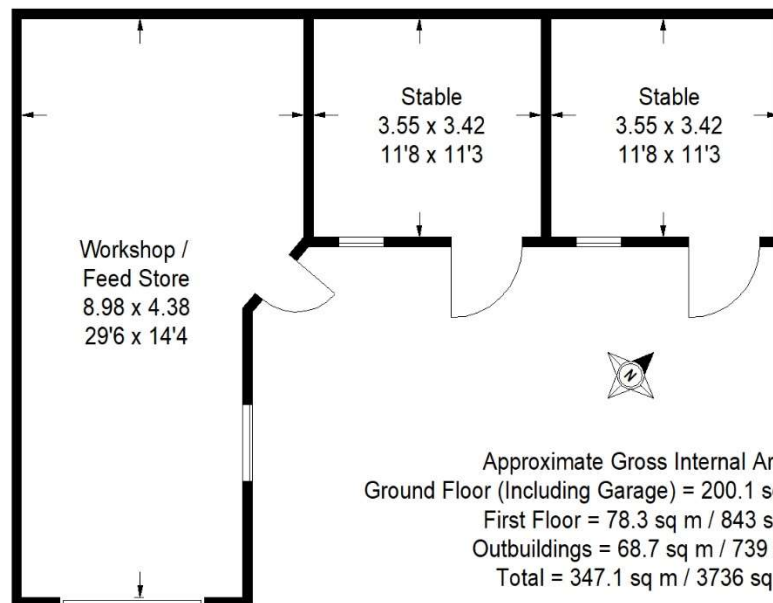




# Redwood Grove, Chilworth

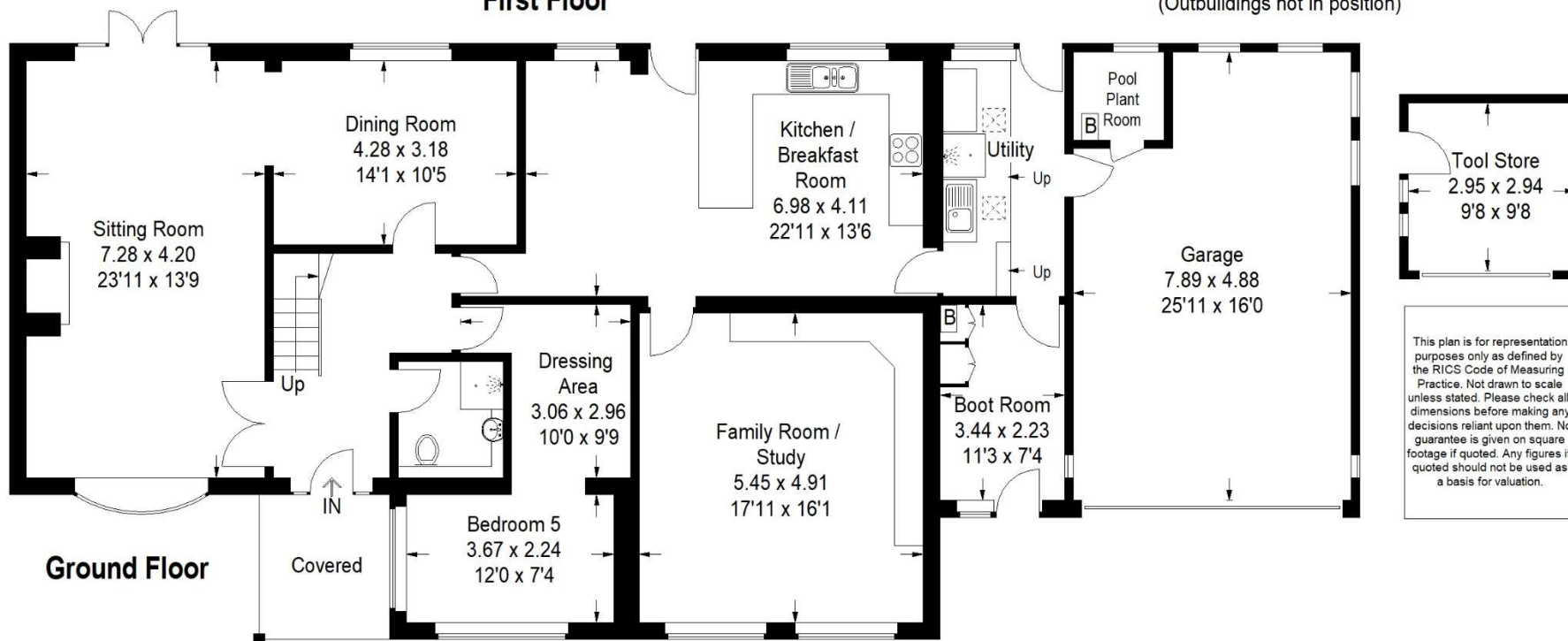


**First Floor**



Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 200.1 sq m / 2154 sq ft  
 First Floor = 78.3 sq m / 843 sq ft  
 Outbuildings = 68.7 sq m / 739 sq ft  
 Total = 347.1 sq m / 3736 sq ft

(Outbuildings not in position)



**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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