



14 Alder Grove, Chilworth, Surrey, GU4 8FA







Private cul de sac  
 Three bedrooms (one with en-suite and dressing area)  
 Open plan living room with bi folding doors to the garden  
 Underfloor heating to the ground floor  
 High quality fitted kitchen  
 Off road parking with electric charge point  
 Countryside views to the rear  
 Balance of 10 year build guarantee  
 Service charge £700 p.a.  
 Freehold. Council tax band E. EPC B

An immaculately presented family home finished and presented to a very high standard, with views across The Chantries. Built by Concept Developments, just over four years ago, situated in a private cul de sac within walking distance of local shops, schools and Chilworth station whilst being surrounded by miles of beautiful countryside.

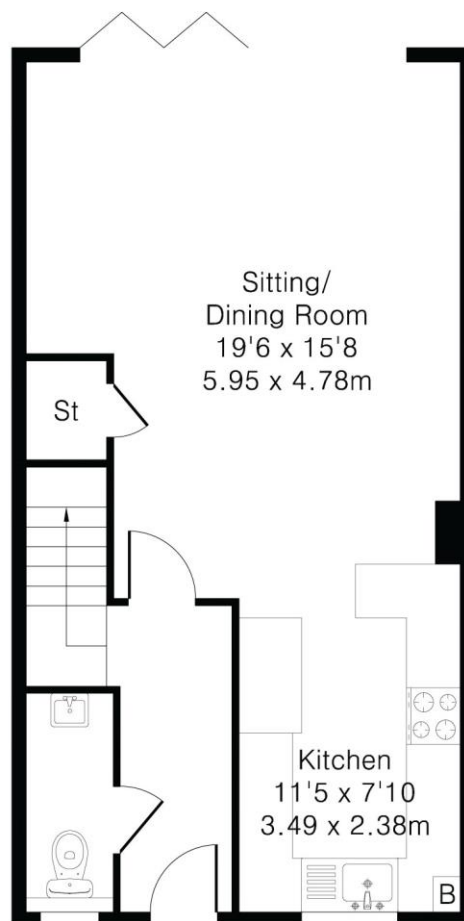
On the ground floor the property benefits from a spacious open plan reception room with underfloor heating and full width bifold doors opening on to the garden, a modern fully fitted kitchen and cloakroom and on the first floor there is a master bedroom with viewing towards The Chantries and St Martha's church and a dressing area and en suite, 2 further good sized bedrooms and a high quality family bathroom.

To the front of the property there is off road parking for 2 cars, electric car charger and shrub borders and to the rear there is a lawned garden with a full width stone patio all enclosed by panel fencing and a gate giving rear access.

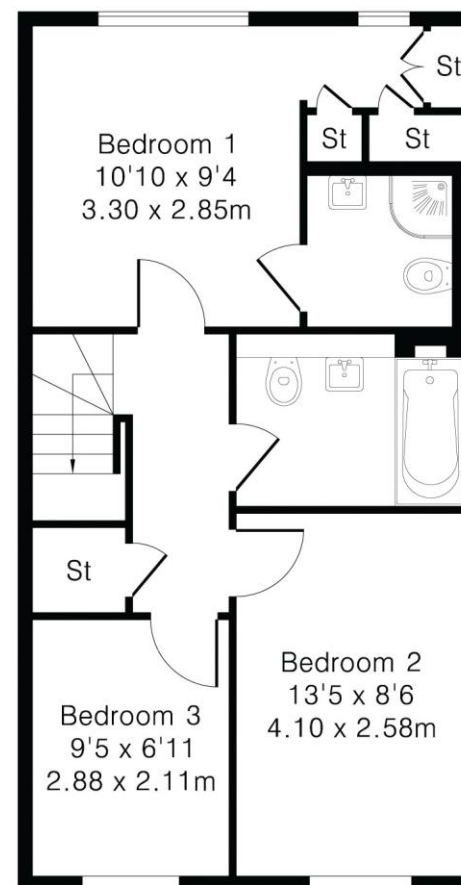
Chilworth is located in the Surrey Hills and surrounded by some of Surrey's most beautiful countryside with footpaths to St Martha's, Newlands and Blackheath. The village has a local store and a popular pub, The Percy Arms. There are two excellent schools in the village. Chilworth train station is close by. Guildford is approximately three miles away and has an extensive range of shopping and leisure facilities and Guildford main line station providing a fast and regular service to London Waterloo..



Approximate Gross Internal Area 990 sq ft – 92 sq m  
 Ground Floor Area 495 sq ft – 46 sq m  
 First Floor Area 495 sq ft – 46 sq m



Ground Floor



First Floor

