



Acorn Cottage  
Roseacre Gardens, Chilworth





## Property Description

Guide Price: £1,250,000

Tucked away at the top of a desirable private road on the Chilworth/Albury borders, Acorn Cottage is a beautifully renovated, detached four-bedroom character property.

The property has been modernized to an exceptional standard, and most rooms offer stunning views over the gardens and woodland, or far-reaching vistas towards St. Martha's Hill. The layout is thoughtfully designed, featuring a bright, triple-aspect living room with an open fire, and a spacious open-plan kitchen/dining room with a snug. A large study and downstairs WC complete the ground floor.

Upstairs, the master bedroom boasts a walk-in wardrobe and ensuite, accompanied by three additional bedrooms and a family bathroom. Outside, the front driveway provides parking for multiple vehicles, while the enclosed rear garden includes a raised terrace, a storage shed, and overlooks peaceful woodland.

Additionally, the property has planning consent for a double-height side extension, which would add an extra reception room and master suite. Located between the villages of Chilworth and Albury, the property enjoys easy access to both communities. Albury offers a village pub, local stores, and a historic church, while Chilworth is surrounded by beautiful countryside, including St. Martha's Hill and Blackheath, ideal for walking and riding. Chilworth also has a well-stocked store, The Percy Arms pub, and two excellent schools: Chilworth C of E and Tillingbourne Junior School.

Chilworth benefits from a railway station and regular bus services. Guildford, just three miles away, provides extensive shopping, leisure facilities, and a mainline station with fast links to London. The A3 offers easy access to London and the M25, with Heathrow and Gatwick airports within easy reach.

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







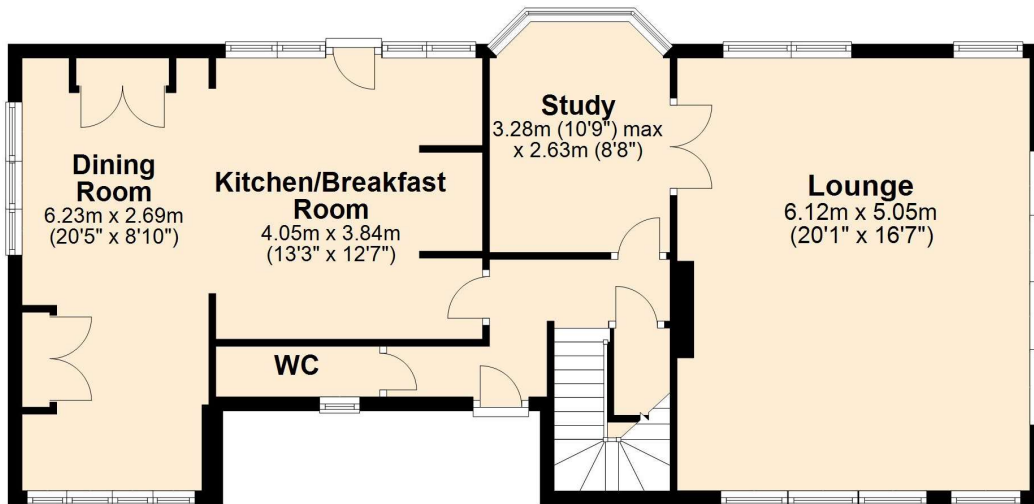




# Roseacre Gardens. Chilworth GU4

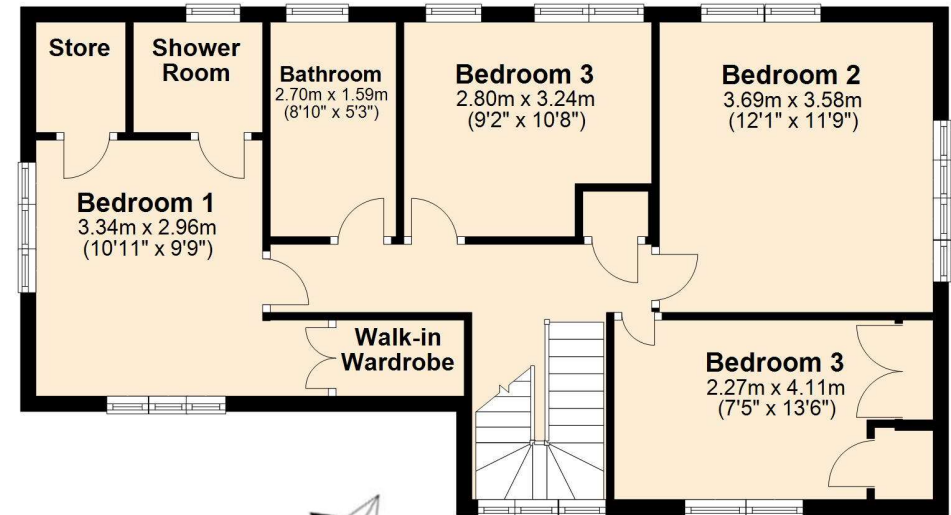
## Ground Floor

Approx. 83.4 sq. metres (897.7 sq. feet)



## First Floor

Approx. 71.4 sq. metres (768.0 sq. feet)



Total area: approx. 154.8 sq. metres (1665.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY- NOT TO SCALE. Whilst every attempt has been made to ensure the accuracy of the floor plan shown. All Measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrated purposes only and are not to scale. No responsibility is taken for any error, omission, miss statement on use of data shown. The advertisement applies to the person(s) who formed the plan, the company who commissioned it and the estate agent marketing the property. All measurements have been taken internally and go between the furthest walls of a room. Which may include a bay or alcove. The total gross area is that of the measurements taken internally.  
Plan produced using PlanUp.

Cranleigh Office 01483 347888  
[cranleigh@chantriesandpewleys.com](mailto:cranleigh@chantriesandpewleys.com)

Guildford Office 01483 405222  
[guildford@chantriesandpewleys.com](mailto:guildford@chantriesandpewleys.com)

Merrow Office 01483 347100  
[merrow@chantriesandpewleys.com](mailto:merrow@chantriesandpewleys.com)

Shalford Office 01483 304344  
[Shalford@chantriesandpewleys.com](mailto:Shalford@chantriesandpewleys.com)

Lettings 01483 405222  
[lettings@chantriesandpewleys.com](mailto: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 fixings, whether mentioned or not in these sales particulars are excluded from the sale but may be available by separate negotiation.







# Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888  
[cranleigh@chantriesandpewleys.com](mailto:cranleigh@chantriesandpewleys.com)

Guildford Sales 01483 405222  
[guildford@chantriesandpewleys.com](mailto:guildford@chantriesandpewleys.com)

Merrow Sales 01483 347100  
[merrow@chantriesandpewleys.com](mailto:merrow@chantriesandpewleys.com)

Shalford Sales 01483 304344  
[shalford@chantriesandpewleys.com](mailto:shalford@chantriesandpewleys.com)

Lettings 01483 405222  
[lettings@chantriesandpewleys.com](mailto: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.

