



36 Dorking Road, Chilworth, Guildford, GU4 8NR





- Detached cottage style home
- Potential to enlarge (stpp)
- 2 double bedrooms
- 21ft kitchen
- Garage and off road parking
- 115ft south facing garden with outbuildings
- Views towards St Marthas Hill
- Council tax: E; Tenure: Freehold; EPC rating: D.

Ideally located within walking distance of Chilworth train station and Blackheath with its miles of open countryside this detached character property offers great potential to enlarge (stpp) with the benefit of an 115ft south facing rear garden with sheds and outbuildings.

The property comprises 2 double bedrooms, rear aspect sitting room overlooking the garden with an adjoining study, 21ft kitchen with dining area and a family bathroom all complimented by double glazed windows and gas fired central heating.

To the front of the property there is a lawned garden and driveway providing off road parking leading to an attached garage.

Chilworth is surrounded by some of Surrey's most idyllic countryside, including St.Marthas and Blackheath, providing ample opportunity for walking and riding.

The village has a well stocked store and renowned pub, The Percy Arms, as well as several well respected schools. There are good transport links, the village being served by both Chilworth railway station and a regular bus services.

The county town of Guildford is 3 miles away, with its quaint cobbled High Street and picturesque riverside scenes. Guildford offer excellent shopping with three covered shopping centres, restaurants, and recreational activities. The modern Spectrum Leisure Centre caters for those for enjoy sports, whilst the theatres and Odeon cinema provides great entertainment. There is an excellent road network with the A3 providing easy access to London and the M25, and of course both Heathrow and Gatwick airports are within easy reach.





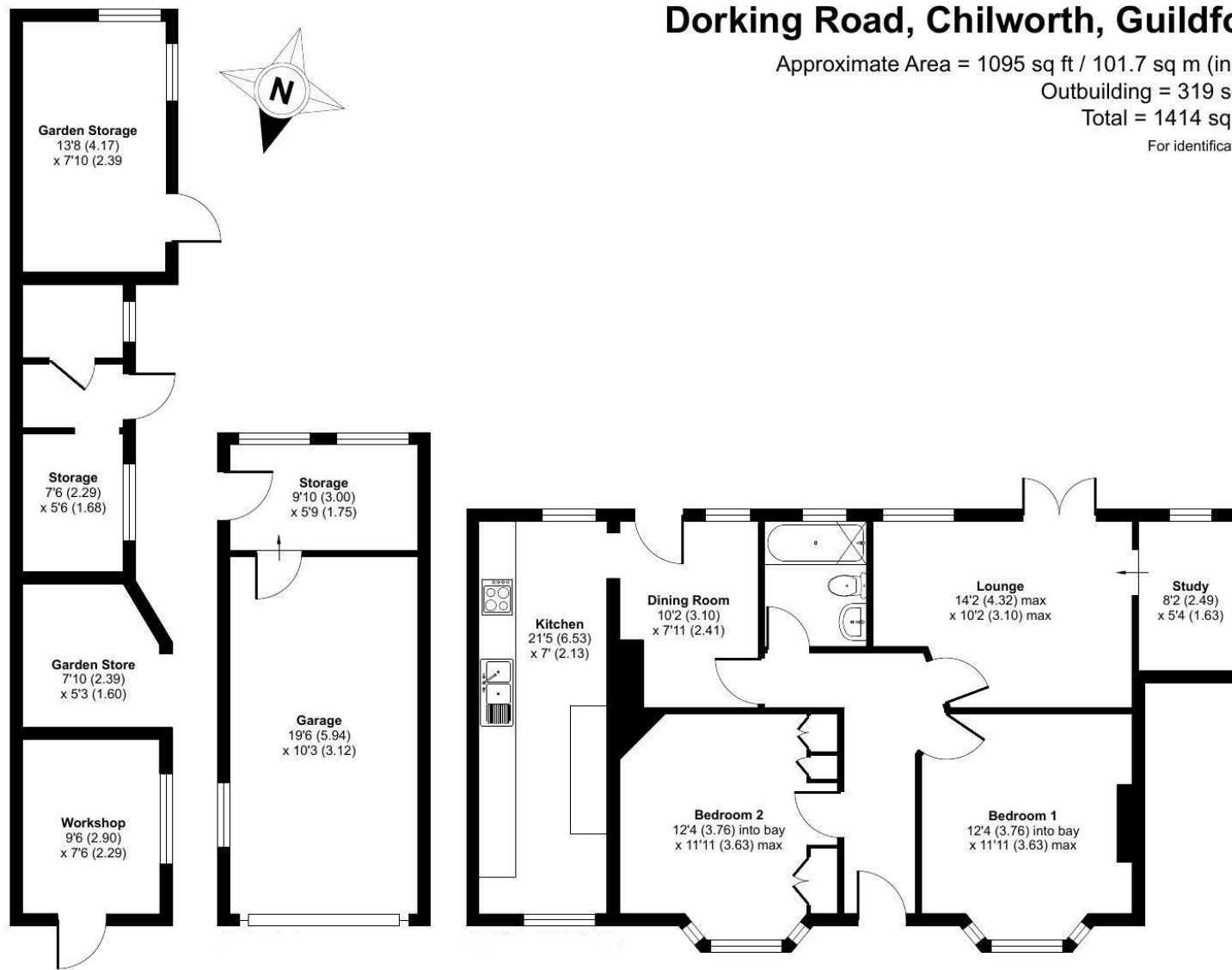
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Approximate Area = 1095 sq ft / 101.7 sq m (includes garage)

Outbuilding = 319 sq ft / 29.6 sq m

Total = 1414 sq ft / 131.3 sq m

For identification only - Not to scale



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cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222  
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Merrow Sales 01483 347100  
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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.





# Chantries & Pewleys

ESTATE AGENTS

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