

# 15 NEW ROAD

Chilworth



**Chantries  
& Pewleys**

ESTATE AGENTS



# AT A GLANCE

- Entrance hall
- Sitting room
- Kitchen / dining / family room
- Four bedrooms
- Family bathroom
- Shower room
- Outbuilding
- South-facing rear garden
- Off-road parking



Tenure: Freehold. Council Tax Band: D. EPC: TBC

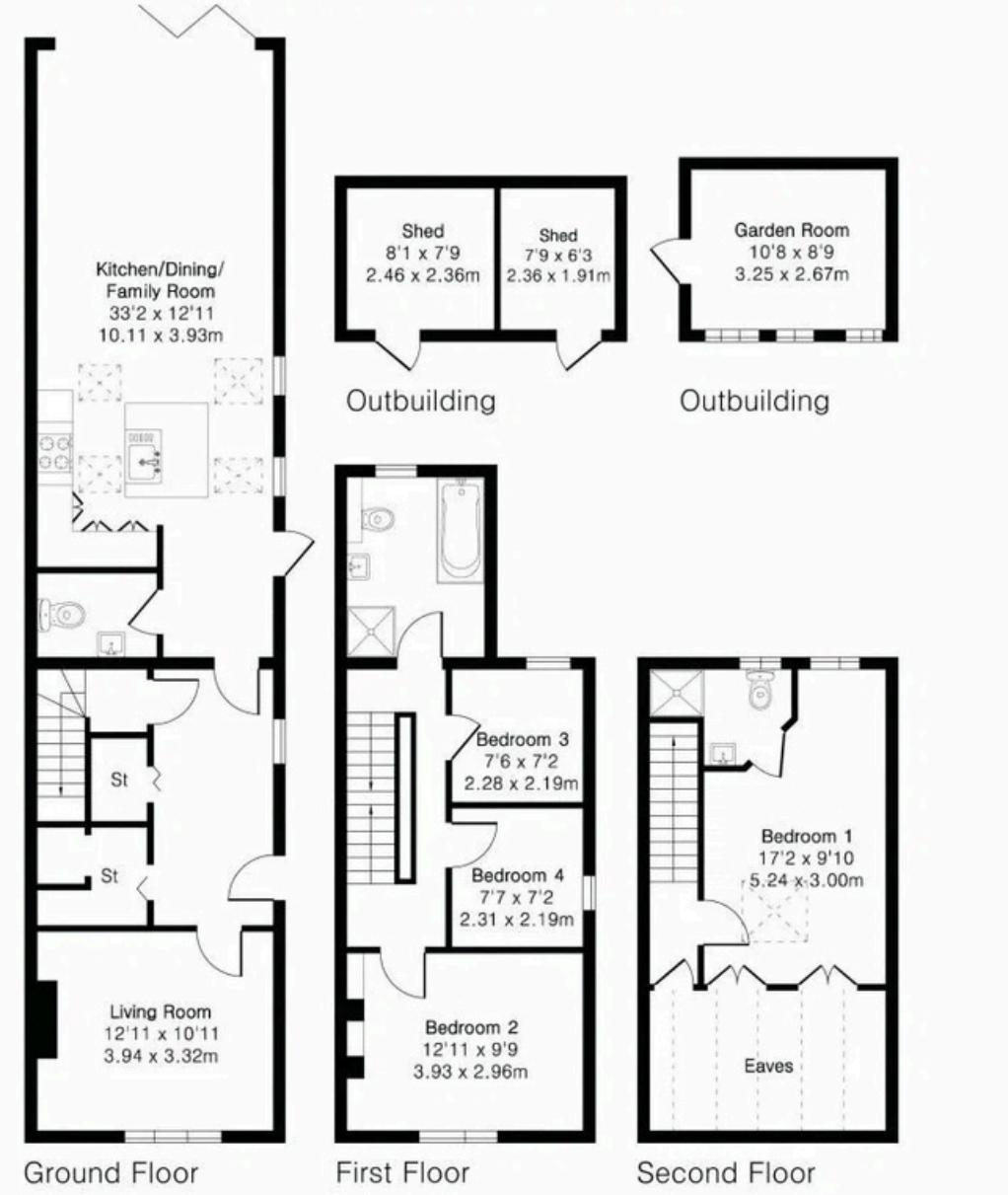
**Approximate Gross Internal Area 1390 sq ft - 130 sq m  
(Excluding Outbuilding)**

Ground Floor Area 763 sq ft - 71 sq m

First Floor Area 405 sq ft - 38 sq m

Second Floor Area 222 sq ft - 21 sq m

Outbuilding Area 206 sq ft - 19 sq m



# FROM THE AGENT

""One of the best houses I have seen in the village for a long time with a great balance between village life and the surrounding countryside. The house is bright and beautifully finished, and the top floor bedroom makes a brilliant main suite and the south facing garden adds the finishing touch." Graham Brown — Chantries & Pewleys



# THE HOUSE

This is a house that has been thoughtfully adapted to suit modern living while retaining the charm and proportions of its Victorian origins. The presentation throughout is immaculate, giving the whole house a settled, well-cared-for feel.

The rear of the house is where daily life naturally centres. The kitchen, dining and family room is filled with light from above and behind, with clear views across the garden and direct access onto the terrace. It's a space that supports busy mornings, family meals and slower weekends equally well. The front sitting room provides a quieter contrast – ideal for evenings or time away from the main hub of the house.



# BEDROOMS & BATHROOMS



Upstairs, the layout has been arranged with flexibility in mind. Three bedrooms and a family bathroom occupy the first floor, while the top floor is given over to a principal bedroom that feels private and removed from the rest of the house.



# OUTSIDE SPACE

Outside, the south-facing garden offers a long, sunny outlook with established planting and plenty of room to enjoy throughout the day. Combined with off-road parking, a popular village setting and easy access to open countryside and heathland, this is a home that offers both comfort and breathing space in equal measure.





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