

13 ALDER GROVE

Chilworth



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- Private cul de sac location
- 3 bedrooms
- En suite and dressing area
- Open plan living room with bi fold doors to the garden
- High quality fitted kitchen
- Off road parking with electric charge point
- Private landscaped garden
- Bespoke home office / studio
- Balance of 10 year build gaurantee
- Walking distance of popular local schools

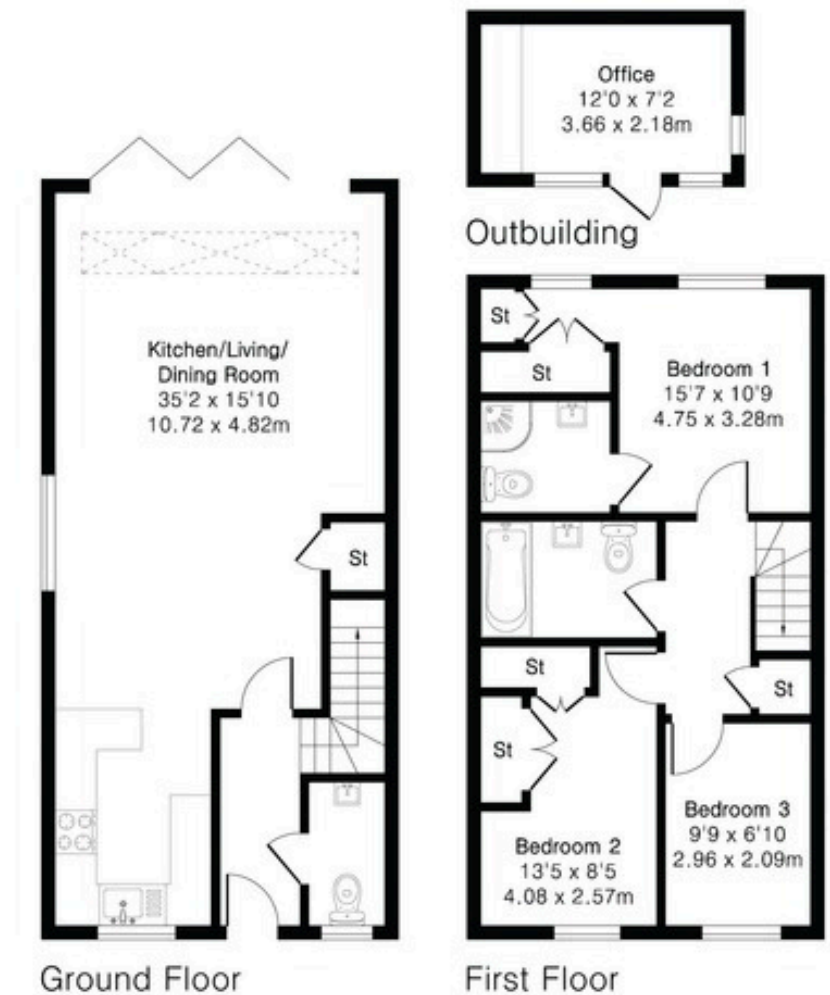
Tenure: Freehold. Council Tax Band: E. EPC: B

**Approximate Gross Internal Area 1040 sq ft - 97 sq m
(Excluding Outbuilding)**

Ground Floor Area 556 sq ft – 52 sq m

First Floor Area 484 sq ft – 45 sq m

Outbuilding Area 86 sq ft – 8 sq m



FROM THE AGENT

"This property definitely has the wow factor. It's great for entertaining, with a sitting room that opens directly onto the garden, while the garden studio also works brilliantly as a home office."

Graham Brown
Sales Associate



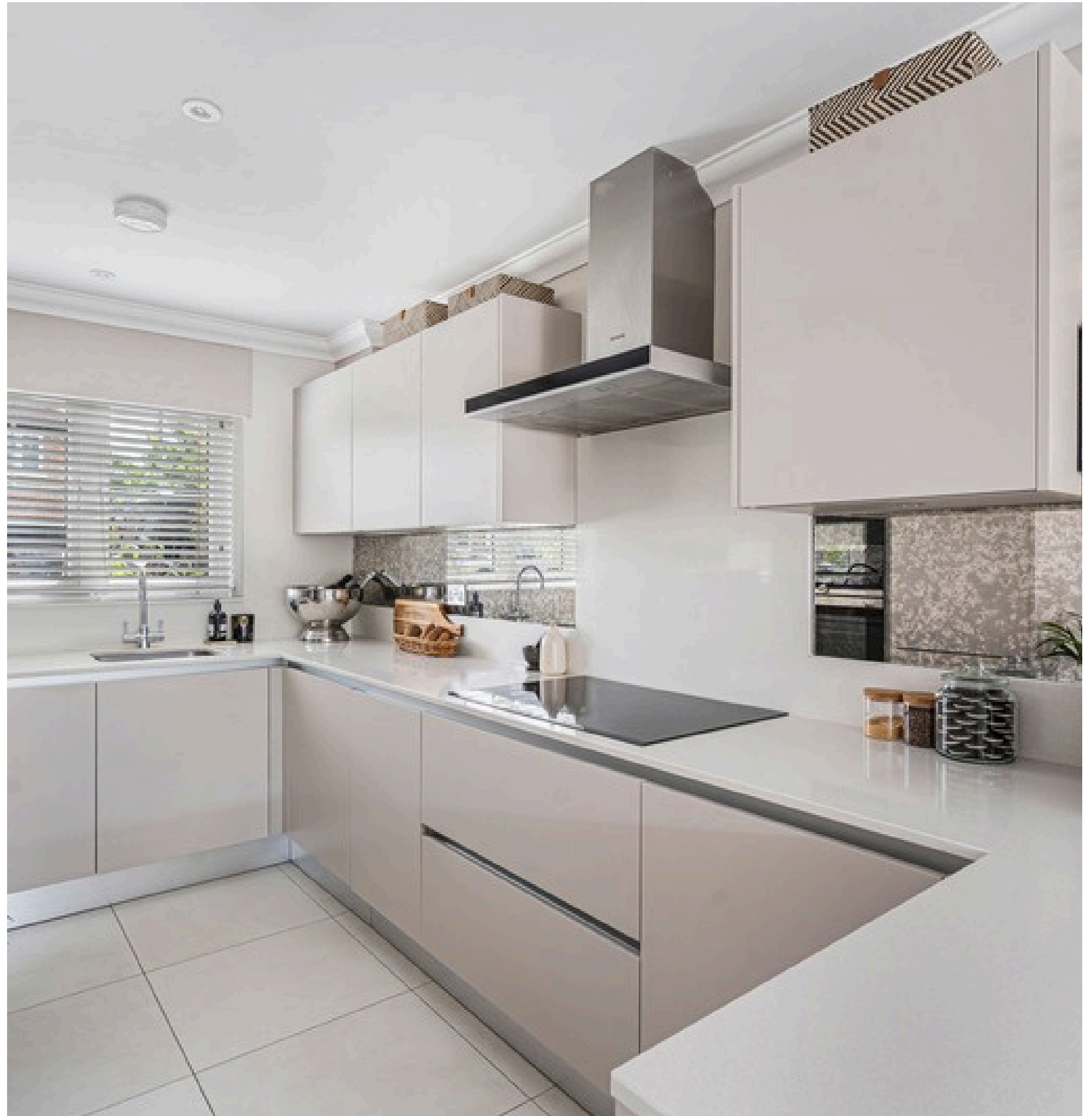
MODERN LIVING

The house has been thoughtfully designed for modern living. At its heart is a spacious sitting room with full-width bi-fold doors opening directly onto the garden, creating a seamless connection between inside and out and making the space ideal for entertaining.



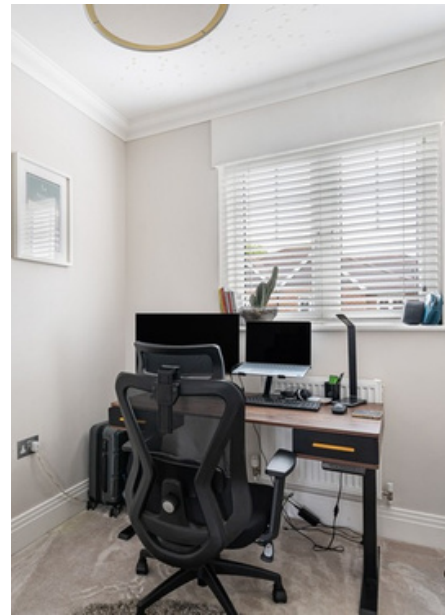
BEAUTIFUL FITTINGS

The high-quality fitted kitchen includes integrated appliances and, together with the ground floor accommodation, benefits from underfloor heating.



UPPER FLOORS

On the first floor, the principal bedroom enjoys far reaching views across open countryside towards St Martha's Hill and church and features a dressing area and en-suite shower room. There are two further bedrooms and a well-appointed family bathroom.





Set within a highly sought-after village location, this beautifully presented modern home forms part of an exclusive private cul-de-sac completed in 2020. Positioned in the heart of the Surrey Hills, yet only around a 15-minute drive or bus journey from Guildford town centre, it offers a rare combination of countryside living and everyday convenience.

Outside, to the front there are two allocated parking spaces together with an electric vehicle charging point. The rear garden has been designed for ease of maintenance with a patio and lawn area, while at the end of the garden the detached studio provides an excellent home office, creative space or gym, complete with double glazed doors, light and power.





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