

STABLE COTTAGE

Chilworth

Stable
Cottage





AT A GLANCE

- 3 bedrooms
- 2 bathrooms
- Open-plan kitchen/dining/family room
- Study (potential 4th bedroom)
- Off-street parking & EV charger
- Landscaped garden
- Far-reaching countryside views
- Edge of St Marthas and The Chantries
- No onward chain

Tenure: Freehold. **Council Tax Band:** TBC. **EPC:** C



ABOUT THE DEVELOPER

Nestled beneath the wooded slopes of St. Martha's and surrounded by the character of the Surrey Hills, this exclusive collection of two individually designed homes enjoys an exceptional village setting in the heart of Chilworth.

Building bespoke homes since 1984, St. Edmunds Developments has earned a reputation for creating homes that respect their surroundings while embracing the expectations of modern living. Inspired by the site's agricultural heritage, the architecture combines traditional influences with carefully considered contemporary detailing, creating homes that sit naturally within this established rural landscape.

Lockner Mews offers the tranquillity of countryside living while remaining within easy reach of Guildford, with its excellent shopping, restaurants, cultural attractions and fast transport connections.





FROM THE AGENT



One of the first things you notice about Lockner Mews is the care that has gone into every aspect of its design. From the architectural approach to the quality of the finishes, these are homes that have been thoughtfully planned to suit the way people live today.

The interiors combine bespoke detailing with a carefully chosen specification, creating spaces that feel refined, practical and built to last. Every element has been selected with longevity and everyday living in mind, resulting in homes that are as functional as they are elegant.

Set beneath the slopes of St. Martha's in the heart of Chilworth, Lockner Mews enjoys a peaceful village setting surrounded by the Surrey Hills National Landscape. The historic market town of Guildford is just a few miles away with its excellent shopping, restaurants, cultural attractions and direct rail connections to London. With highly regarded schools, miles of countryside walks and excellent transport links close by, Stable Cottage offers an exceptional balance of rural surroundings and modern convenience.

Warmly,

Andy

Andy Moran
Director





LIVING SPACES

A welcoming entrance hall sets the tone for the home, where herringbone flooring runs through much of the ground floor, creating a sense of continuity between the principal living spaces. The individually designed staircase, with a satin white finish, oak handrail and black powder-coated balustrades, provides an elegant architectural feature, while rooflights above draw natural light down through the stairwell, creating a bright and airy first impression.

The sitting room offers a comfortable retreat, centred around a bespoke media wall and opening onto the garden through wide bi-fold doors. During the warmer months, the terrace becomes a natural extension of the room, while the thoughtful design allows plenty of natural light to filter inside throughout the day.

Completing the ground floor is a separate study, offering valuable flexibility as a home office, playroom or occasional fourth bedroom, with a cloakroom conveniently positioned nearby.



KITCHEN & DINING

Designed as the heart of the home, the open-plan kitchen and dining room has been carefully planned for both everyday living and entertaining. The bespoke in-frame shaker kitchen is centred around a generous island, creating a natural gathering point for cooking, dining and spending time together.

Carrara quartz worktops complement a carefully selected range of integrated appliances, including a Rangemaster Infusion induction range cooker, Quooker Fusion 3-in-1 boiling water tap and integrated wine cooler. Extensive cabinetry provides excellent storage while maintaining the clean, timeless aesthetic of the space, while underfloor heating runs throughout the ground floor, adding comfort underfoot all year round.

The dining area sits comfortably alongside, offering ample room for both family meals and larger occasions. Wide bi-fold doors open onto the Indian sandstone terrace, allowing the garden to become a natural extension of the living space and filling the room with natural light throughout the day.

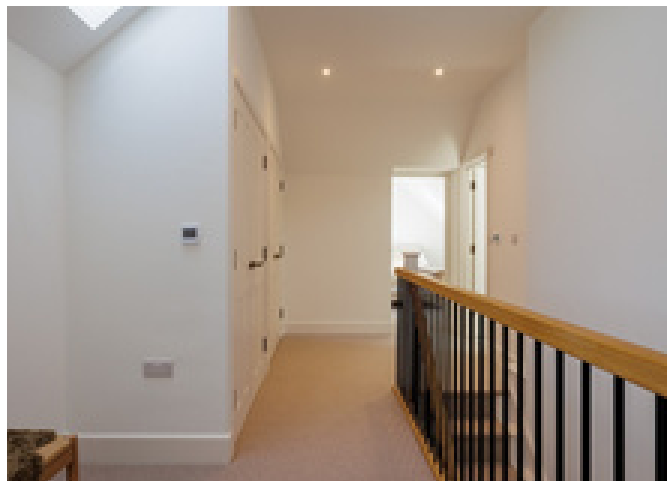


ACCOMMODATION

The first floor provides three well-appointed double bedrooms, thoughtfully arranged to create a sense of privacy while making the most of the surrounding outlook. The principal bedroom benefits from a beautifully appointed en suite shower room, while the remaining bedrooms are served by an equally well-finished family bathroom.

Both the bathroom and en suite are finished to a high standard, featuring Porcelanosa wall and floor tiling, Roca sanitaryware, brass fittings and heated towel rails, combining timeless materials with a refined contemporary finish.

Designed with everyday living in mind, the landing also incorporates a discreet utility cupboard housing the washing machine and tumble dryer. Positioned close at hand yet neatly concealed, it offers a practical solution without compromising the clean, uncluttered feel of the home.

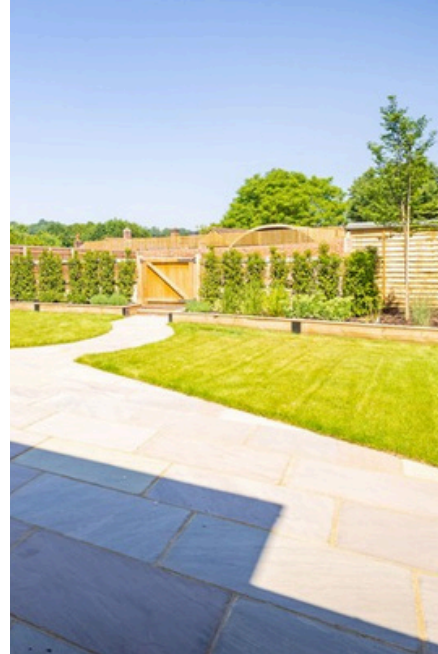


THE GARDEN

The landscaped garden has been designed to complement the architecture of the house, with a generous Indian sandstone terrace positioned to create a seamless connection with the principal living spaces. Beyond, the lawn provides an attractive backdrop while remaining easy to maintain, enclosed by newly planted hedging and fencing for privacy.

To the front, a gravel driveway provides generous parking alongside an EV charging point and cycle store.

Set against the backdrop of the surrounding countryside beneath St. Martha's Hill, the setting completes a home where considered design, exceptional specification and village surroundings come together with ease.



CONSIDERED DESIGN. EXCEPTIONAL QUALITY.

Interior Finishes

- Luxury herringbone LVT flooring to the entrance hall, kitchen, utility room and cloakroom
- Carpets to all remaining rooms, excluding tiled areas
- Bespoke media wall to the sitting room
- Individually designed staircase with satin white finish, oak handrail and black powder-coated metal balustrades
- Victorian-style four-panel shaker internal doors with antique brass ironmongery
- Moulded skirting boards and architraves
- Bespoke fitted wardrobes to selected bedrooms
- Satin-finished woodwork with painted walls and smooth white ceilings throughout
- Wood-burning stove to the sunroom with Welsh slate hearth

Kitchen

Bespoke in-frame shaker kitchen in Pebble Grey featuring:

- Carrara quartz worktops
- Rangemaster Infusion induction range cooker
- Bosch full-height fridge
- Bosch full-height freezer
- Neff integrated dishwasher
- Neff combination microwave
- Quooker Fusion 3-in-1 boiling water tap in brass
- Integrated wine cooler



Heating, Electrical & Lighting

- Air source heat pump with hot water cylinder
- Underfloor heating to both ground and first floors
- Thermostatically controlled heating throughout
- Intruder alarm system
- Fully installed CCTV system
- Recessed LED downlights throughout
- Three feature pendant lights above the kitchen peninsula
- Feature lighting to the sunroom
- TV points to the kitchen, sitting room and principal bedrooms
- Mechanical ventilation to kitchens and bathrooms
- Mains-wired smoke and heat detectors with battery back-up
- Generous power and data points throughout

Specification correct at the time of publication. The developer reserves the right to amend materials, products or specifications where necessary due to availability or supply chain considerations, without compromising the overall quality of the development.

Bathrooms & En Suites

- Porcelanosa ceramic wall and floor tiling
- Full-height tiling to bath and shower areas
- Roca sanitaryware with brass fittings
- Heated towel rails
- Thermostatic showers
- Bath/shower mixer taps to family bathrooms
- Mirrors to bathrooms, en suites and cloakrooms
- Shaver sockets

Utility Cupboard

- Bosch washing machine
- Bosch condenser tumble dryer

Outside

- Shingle driveway
- Landscaped gardens designed by award-winning landscape designer Kevin Murphy
- Grey Indian sandstone terrace
- Mixed close-board fencing and hedging to boundaries
- Black cast iron-effect rainwater goods
- External lighting to the entrance and rear of the property
- External power and water points
- Cycle store with electric bike charging point
- EV charging point

Additional Information

- 10-Year New Home Warranty
- Bereco timber windows and doors, black externally and white internally
- Bi-fold doors opening from the sitting room
- Fibre to the Property (FTTP) broadband connection





 Chantries & Pewleys

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