

6 CHANTRY COTTAGES

Chilworth



**Chantries
& Pewleys**

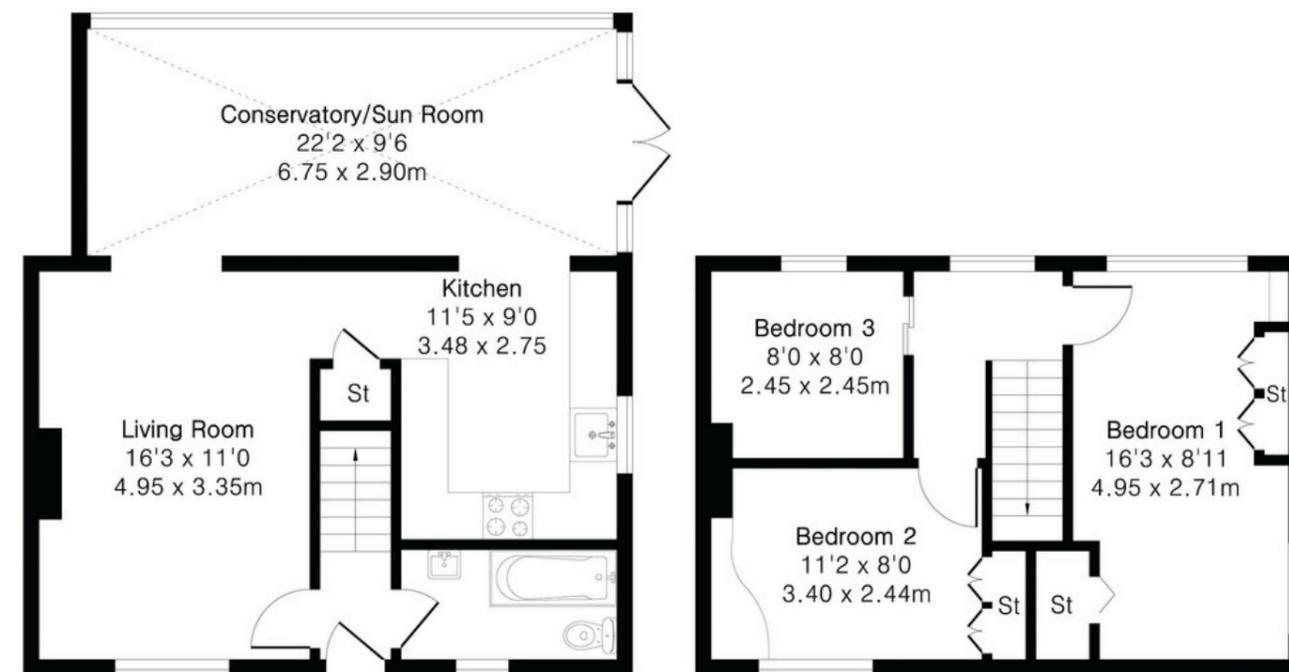
ESTATE AGENTS



Approximate Gross Internal Area 1009 sq ft - 93 sq m

Ground Floor Area 617 sq ft – 57 sq m

First Floor Area 392 sq ft – 36 sq m



Ground Floor

First Floor

AT A GLANCE

- Quiet private cul-de-sac setting
- Generous corner plot
- Private rear garden with view towards The Chantries
- Three bedrooms
- Separate sitting room
- Conservatory opening onto the garden
- Modern fitted kitchen
- Close to village schools and open countryside
- Clear potential to extend, subject to consent



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

FROM THE AGENT

"I love the garden which is so much bigger than I expected. It is completely private and perfect for anyone who may want to extend"

Graham

Graham Brown
Sales Associate



WELL BALANCED

Set within a peaceful private cul-de-sac in the centre of Chilworth village, this three bedroom house enjoys a rare corner plot with a wide, open rear garden and views across towards The Chantries. The house is well balanced as it stands, with bright living space opening into a conservatory and a practical bedroom layout upstairs. The scale of the plot offers genuine scope for extension or reworking, subject to the usual permissions. A particularly appealing option for buyers looking for location, space around the house and long-term flexibility.

The front door opens into a small entrance hall with stairs rising to the first floor and access into the main living accommodation.

The sitting room sits to the front of the house and is a comfortable, well-proportioned space centred around a fireplace, with a window overlooking the front garden. It feels separate from the rest of the ground floor, making it a good everyday living room.

To the rear, the kitchen is positioned to look out over the garden and connects directly through to the conservatory and is fitted with a range of high quality units and quartz work surfaces.

The conservatory runs across the back of the house and is a bright, flexible space with doors opening out to the garden. It works equally well as a dining area, sitting space or family room with uninterrupted views over the gardens.



BEDROOMS & BATHROOM



Upstairs, there are three bedrooms arranged off a central landing. The main bedroom is a generous double, stretching from the front to the rear of the house and benefits from built-in storage. Bedroom two is another comfortable double room, while the third bedroom has views towards The Chantries. The layout upstairs is practical and balanced, with good natural light and a sense of separation between rooms.



THE GARDEN

One of the standout features of the house is the plot. The rear garden is wide and open, laid mainly to lawn and extending well beyond the footprint of the house. Its corner position gives it a sense of privacy and scale, with established boundaries and open views beyond. There is clear space to the side and rear, offering genuine potential to extend or adapt the house over time, subject to the usual planning consents. To the front, a path leads through the garden to the entrance, reinforcing the tucked-away feel of the setting.





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