





Since 1984 St. Edmunds Developments have been crafting beautifully bespoke homes and are proud to present Lockner Mews; a special development of just two individual homes, lying in an idyllic setting below St. Martha's, in the village Chilworth, close to Guildford.

By preserving the agricultural heritage, while adding modern features, this development brings new life to a timeless rural setting.





A UNIQUE SETTING

Nestled in the beautiful Tillingbourne Valley and just four miles from Guildford, the village of Chilworth enjoys excellent access to local amenities while retaining its peaceful countryside character. With Guildford only 8-10 minutes away by train or bus, residents can easily reach the historic High Street, the Tunsgate Quarter and a wide array of restaurants, cafés and boutique shops.

For arts and culture lovers, Guildford provides outstanding venues including the Yvonne Arnaud Theatre, G Live, and The Electric Theatre, along with multiple museums and galleries. Chilworth itself offers a charming village atmosphere with local landmarks such as St Martha's Church, perched on the hill above the village and offering panoramic views across the Surrey Hills Area of Outstanding Natural Beauty (AONB).

The area is particularly well regarded for its excellent schooling options. In and around Chilworth you'll find Chilworth C of E Infant School and Tillingbourne Junior School, with several other highly rated state and independent schools in nearby Shalford, Bramley and Guildford.

Surrounded by rolling countryside, woodlands and footpaths - including stretches of the North Downs Way - Chilworth offers countless opportunities for walking, cycling and exploring some of the prettiest scenery in the South of England. Its blend of rural tranquillity and superb connectivity makes it an attractive location for families and commuters alike.



AN OUTSTANDING SPECIFICATION

Interior finishes

- Luxury vinyl herringbone flooring to the hallways, kitchens, utility rooms and WCs,
- Carpet to all other rooms except porcelain tiled areas.
- Bespoke media wall to sitting rooms
- Moulded skirting boards and architraves
- Individually designed feature staircases in satin white
- White Victorian four panel shaker doors, with Antique Brass ironmongery
- Bespoke wardrobes to majority bedrooms
- Beautiful staircase with oak handrail and powder coated black metal spindles
- Satin woodwork with emulsion painted walls and smooth white ceilings throughout.
- Woodburning stoves to sunrooms with Welsh slate hearth

Bathrooms & ensuites

- Ceramic tiling by Porcelanosa to floors and walls, with full height tiling around baths and shower units
- Sanitary ware from Roca with brassware to all bathrooms and en-suites
- Heated ladder towel rails to bathrooms, en-suites and W.C's.
- Shaver point to bathrooms and en-suites.
- Thermostatic showers to en-suite and bath/shower mixers to bathrooms.
- Mirrors to all en-suites, WC and Bathrooms

Kitchens & Utility Rooms

- In frame shaker style kitchen in Pebble Grey including:
 - Full height Bosch fridge
 - Full height Bosch freezer
 - Rangemaster Infusion induction range cooker
 - Neff integrated dishwasher
 - Neff integrated combination microwave
 - Quooker Brass Fusion 3 in 1 boiling water tap
 - Wine cooler
 - Bosch washing machine
 - Bosch condensing dryer
- Carrara quartz worksurfaces

External

- Driveway finished in shingle.
- A mix of close board fencing and hedging to internal boundaries.
- Black cast iron effect rainwater goods
- Exterior lighting to entrance porch and rear elevation
- Patio area in grey Indian Sandstone.
- External water and electric points.
- Cycle store with electric point for electric bike charging
- EV Car charger
- Fully landscaped gardens designed by award winning landscape designer, Kevin Murphy.

Heating, Electrical & Lighting

- Air source heat pump and cylinder.
- Thermostatically controlled heating system via underfloor heating to both the ground floor and first floor.
- Alarm system supplies and installed.
- Fully wired CCTV system installed.
- Ample light and power points throughout.
- Recessed down-lights throughout with LED lights.
- Three bespoke pendants above kitchen peninsula
- Feature light to the sunroom
- Wiring for high level TV points to kitchens, sitting rooms and principle bedrooms.
- Mechanical ventilation to both the bathrooms and kitchens.
- Mains fed smoke & heat detectors with battery back-up.

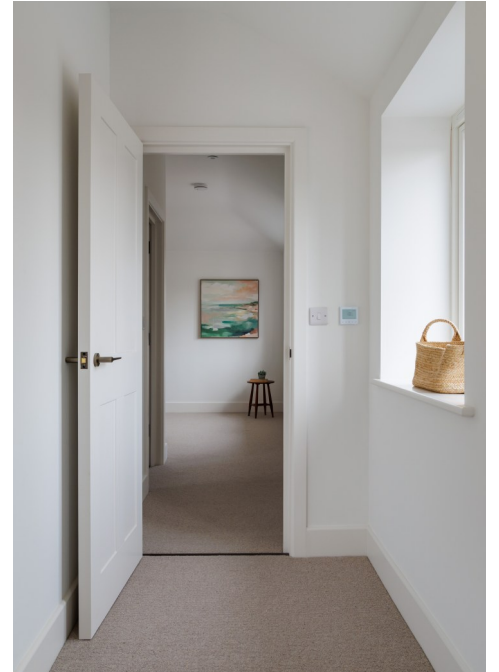
Additional information

- Freehold
- 10 Year New Home Guarantee upon completion
- All windows and doors supplied by premium window brand Bereco externally black and internally white.
- Bi-fold doors to sitting rooms.
- Fibre to the Property internet connection (FTTP).

NB: The specification may be subject to change depending on the availability and supply chain at the time the development is completed.





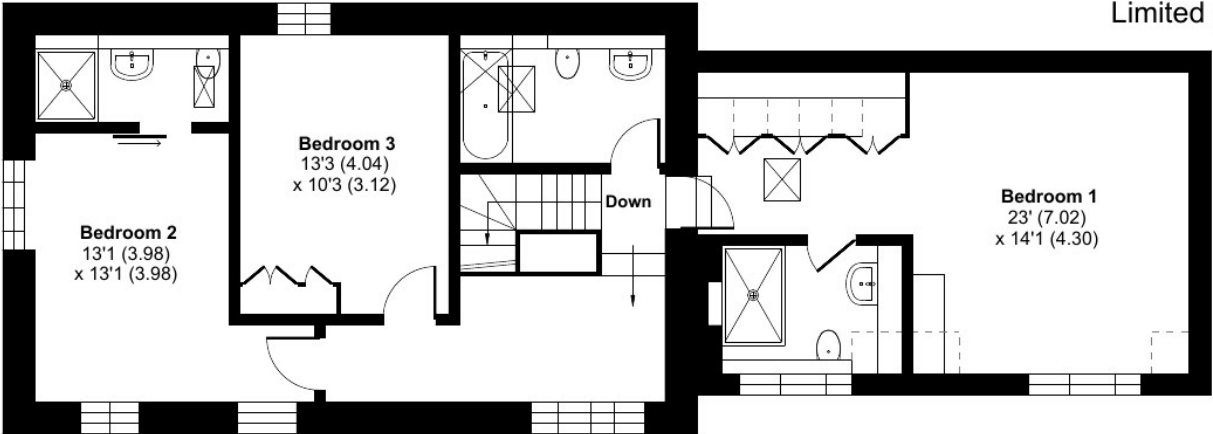


BARN COTTAGE

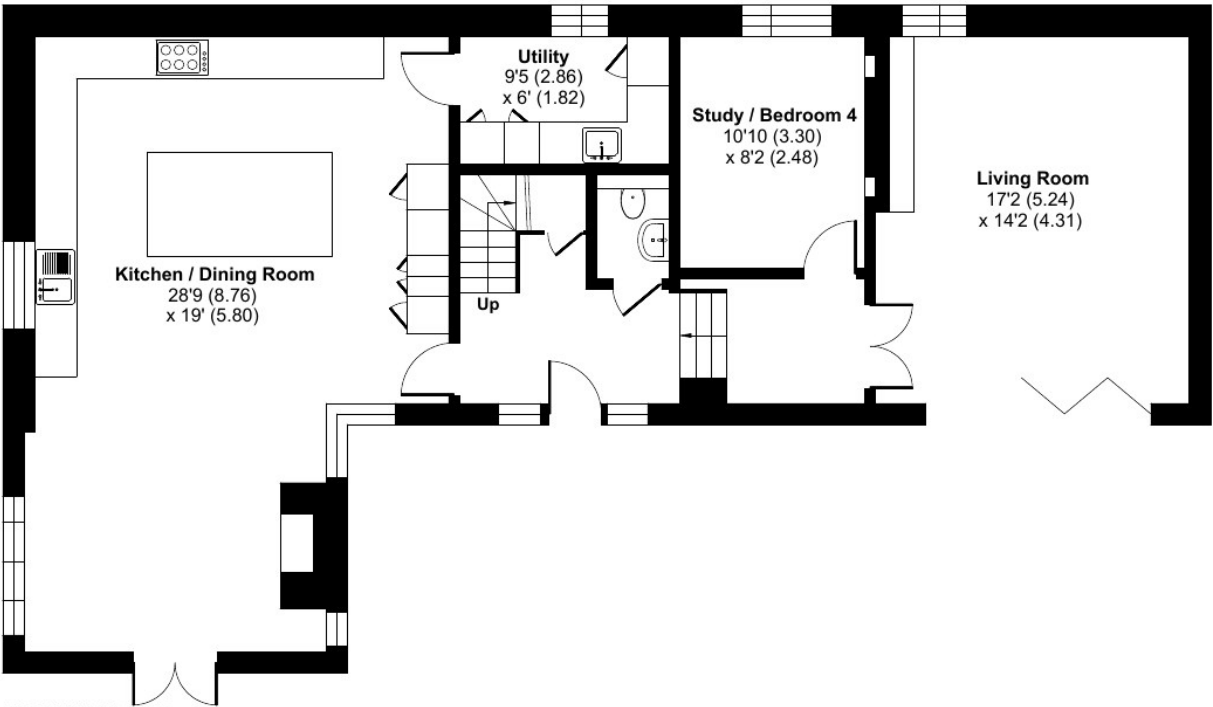
Approximate Area = 1888 sq ft / 175.4 sq m
Limited Use Area(s) = 44 sq ft / 4 sq m
Total = 1932 sq ft / 179.4 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



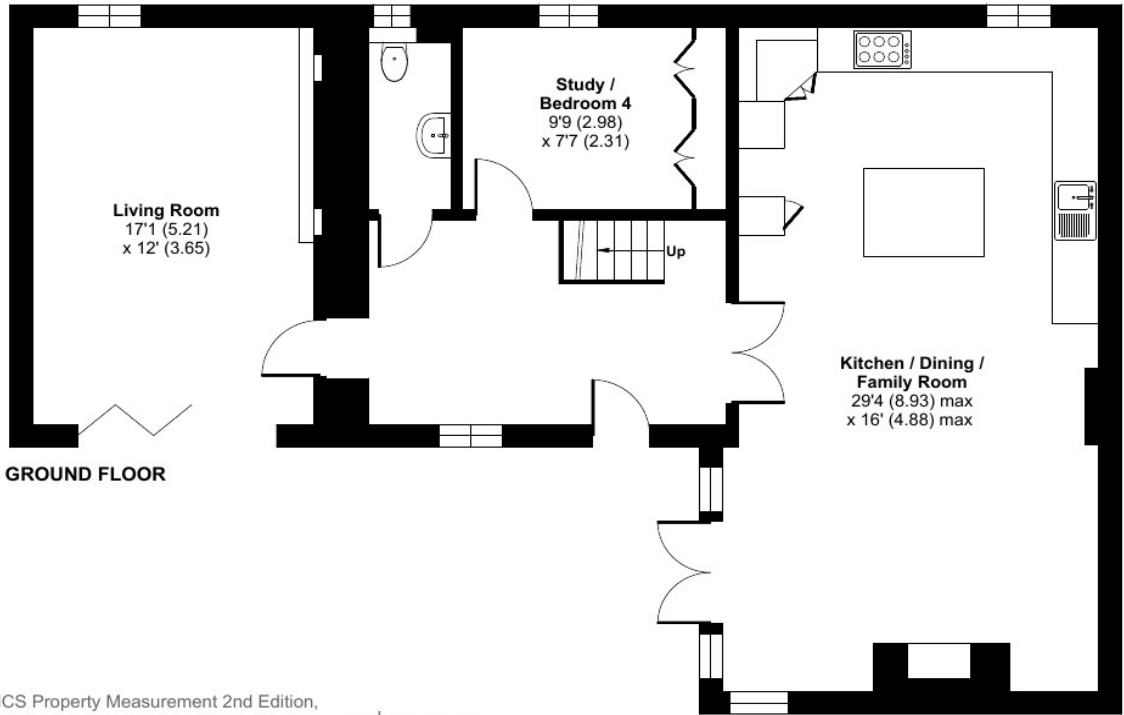
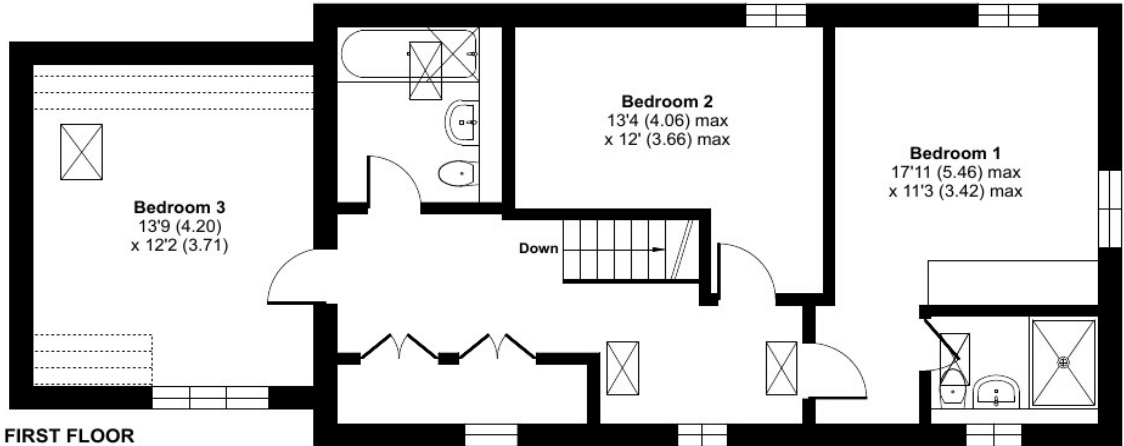
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2026. Produced for Clarke Gammon. REF: 1404048

STABLE COTTAGE

Approximate Area = 1700 sq ft / 157.9 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Total = 1735 sq ft / 161.1 sq m
For identification only - Not to scale









LOCATION

SAT NAV: GU4 8RH

TOWNS & CITIES: Guildford: 4.8 miles • Godalming: 5.5 miles • Dorking: 10 miles • Central London: 35 miles

TRANSPORT LINKS: M25 (J10): 11 miles • London Gatwick: 22 miles • Heathrow: 27 miles

TRAINS FROM GUILDFORD STATION (4.5 miles): London Waterloo: 35 minutes • Reading: 37 minutes

SELLING AGENTS:



01483 880900

guildford.sales@clarkegammon.co.uk

www.clarkegammon.co.uk



AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you



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