

35 DORKING ROAD

Chilworth



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- No chain
- Detached chalet style family home
- Potential to enlarge (stpp)
- 3 bedrooms
- 16'8 sitting room
- Conservatory
- Detached garage
- 53ft rear garden

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



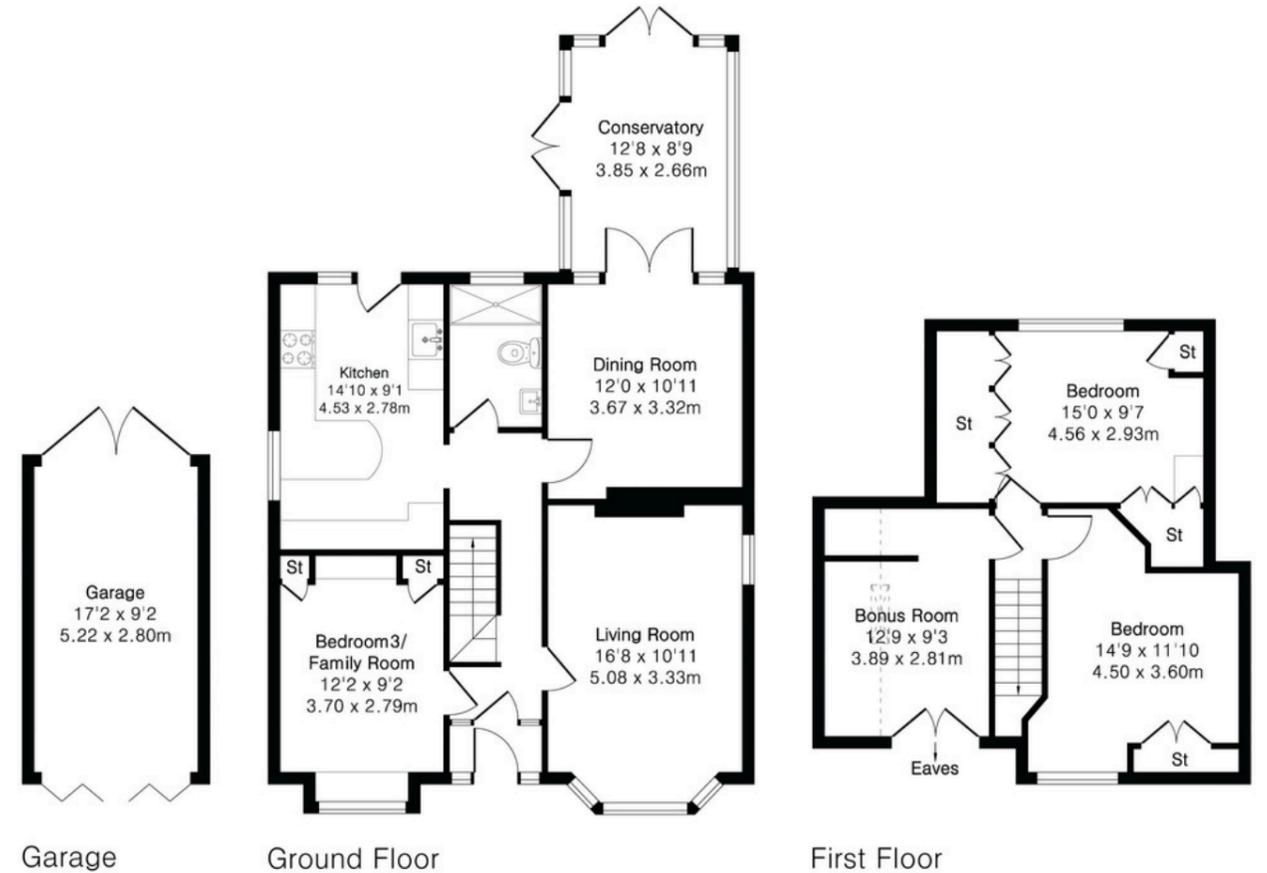
Approximate Gross Internal Area 1304 sq ft - 121 sq m

(Excluding Garage)

Ground Floor Area 843 sq ft – 78 sq m

First Floor Area 461 sq ft – 43 sq m

Garage Area 157 sq ft – 15 sq m



Garage

Ground Floor

First Floor

FROM THE AGENT

"One of the first things I noticed was its lovely village setting, backed by woodland, combined with the flexibility of the accommodation and the opportunity to update and extend over time. Offered with no onward chain, it feels like a rare chance to create something special in the heart of Chilworth."



Graham Brown
Associate

GROUND FLOOR

Offered to the market with no onward chain, this versatile chalet-style family home presents an exciting opportunity to update and enlarge (subject to the usual planning consents). Situated in the sought-after village of Chilworth, the property enjoys a peaceful setting within walking distance of open countryside and mature woodland, ideal for outdoor enthusiasts.

The ground floor features a spacious 16'8" sitting room with a feature fireplace, a separate dining room opening via French doors to a bright conservatory, a fitted kitchen, a family room/bedroom, and a shower room.



FIRST FLOOR ACCOMMODATION



On the first floor the accommodation comprises a double bedroom with fitted wardrobes and tree top views towards St Martha's Church, a second bedroom, and an additional bonus room—ideal for use as a study or nursery.



OUTSIDE & THE GARDENS

To the front, a driveway and hard standing provide ample off-road parking, leading to a detached garage. The rear garden extends to approximately 153'ft, offering excellent privacy. It is mainly laid to lawn with mature shrub borders, hedging, and garden sheds with power at the far end. The garden backs onto mature woodland, providing a wonderful sense of seclusion and a natural backdrop.





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