

WEDGWOOD BLACKSMITH LANE

Chilworth



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

- Detached four-bedroom home
- Three separate reception rooms
- Modern kitchen/breakfast room
- Updated 4 piece family bathroom.
- Private, tucked-away position on Blacksmith Lane
- Good sized garden with mature boundaries
- Off road parking for several cars
- Garage and adjoining car port
- Approx. 1,794 sq ft (166 sq m)
- No onward chain

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

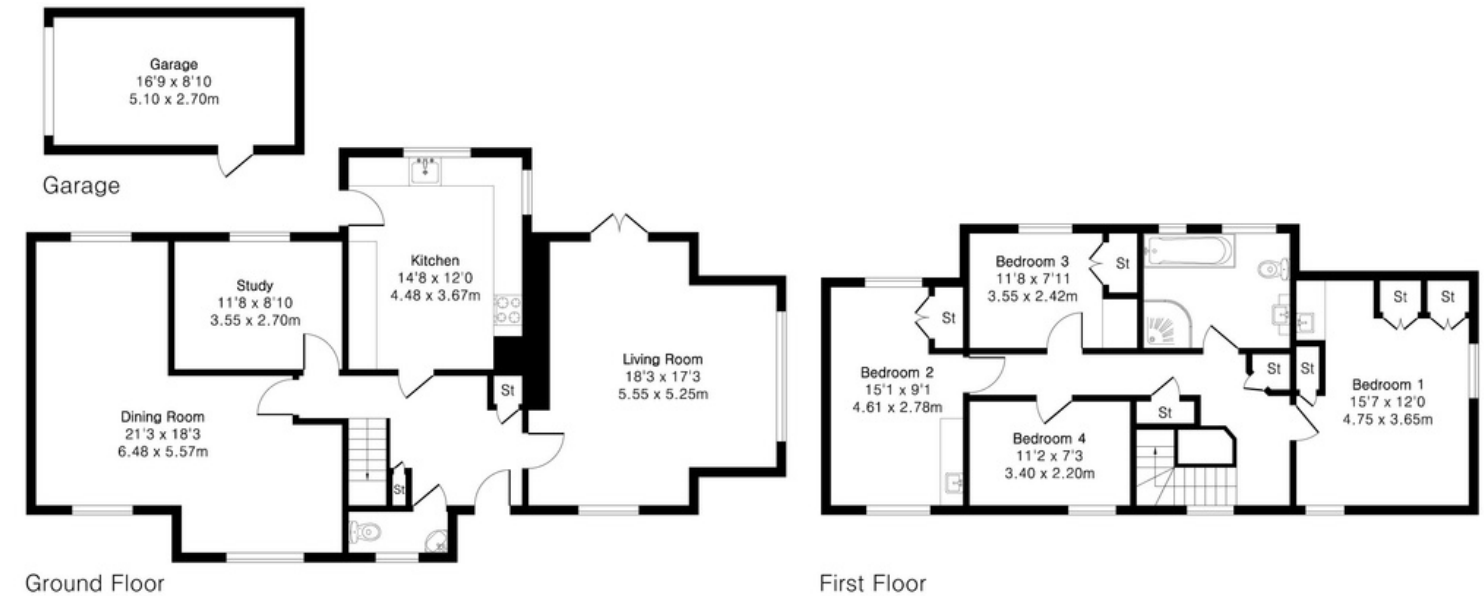


**Approximate Gross Internal Area 1794 sq ft - 166 sq m
(Excluding Garage)**

Ground Floor Area 1036 sq ft – 96 sq m

First Floor Area 758 sq ft – 70 sq m

Garage Area 148 sq ft – 14 sq m



FROM THE AGENT

"I love the location of this property as its so convenient and accessible to The Chantries, St Martha's Hill and Blackheath and The Percy Arms pub"

Graham

Graham Brown
Sales Associate



LIVING SPACES

On the ground floor the triple aspect living room is a substantial room with a wide window overlooking the garden and a central fireplace providing a natural focal point. It is a room that comfortably accommodates larger furniture and enjoys an abundance of natural light. The dining / family room sits separately and is spacious enough for a full dining suite without compromise.

There is a further reception room which offers genuine flexibility — ideal as a study or play room.

The kitchen/breakfast room gives access to the rear garden and provides a good range of cupboards, drawers and worktop space, with room for a breakfast table.



FIRST FLOOR LAYOUT



On the first floor there are four bedrooms. The principal bedroom is particularly generous in size and benefits from built-in storage. The remaining bedrooms are well balanced with lots of natural light. The family bathroom has been updated and is well proportioned with both bath and separate shower.



THE OUTSIDE

The garden is well maintained with lawns bordered by mature hedging and established trees, creating privacy and a sense of space. To the front, the gravel driveway leads to a detached garage with adjoining car port. This is a house that offers flexibility in a location that is consistently sought after.

For buyers looking in Chilworth who value space, privacy and long-term flexibility, this is a compelling opportunity — particularly with no onward chain.





 **Chantries & Pewleys**

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