

# WOODLANDS

Chilworth

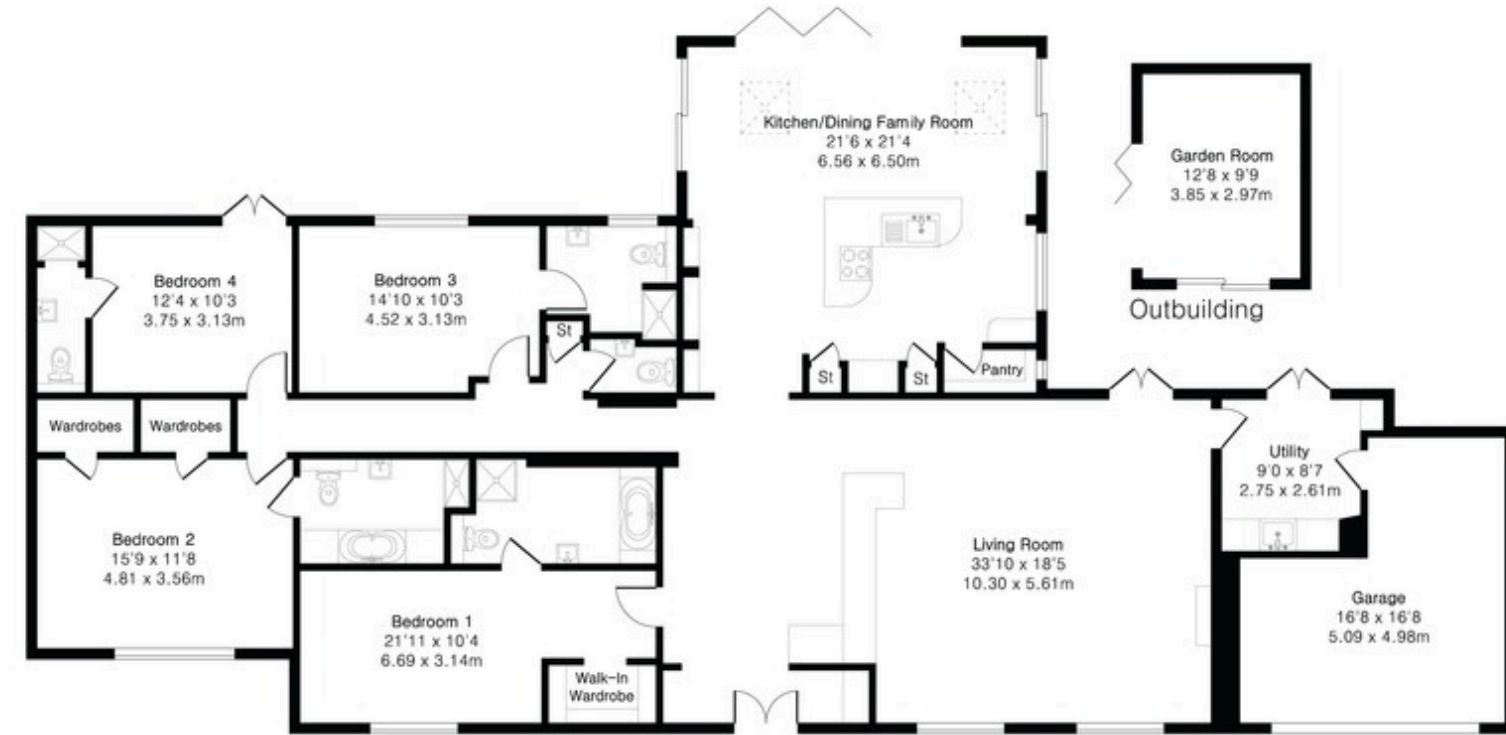


**Chantries  
& Pewleys**

ESTATE AGENTS



**Approximate Gross Internal Area 2610 sq ft - 242 sq m  
(Including Garage & Excluding Outbuilding)**  
Outbuilding Area 123 sq ft - 11 sq m



# AT A GLANCE

Remodelled detached home

Quiet and private position within Redwood Grove

Large open-plan kitchen, dining and family room

Contemporary kitchen with substantial island unit

Bi-fold doors onto the terrace and garden

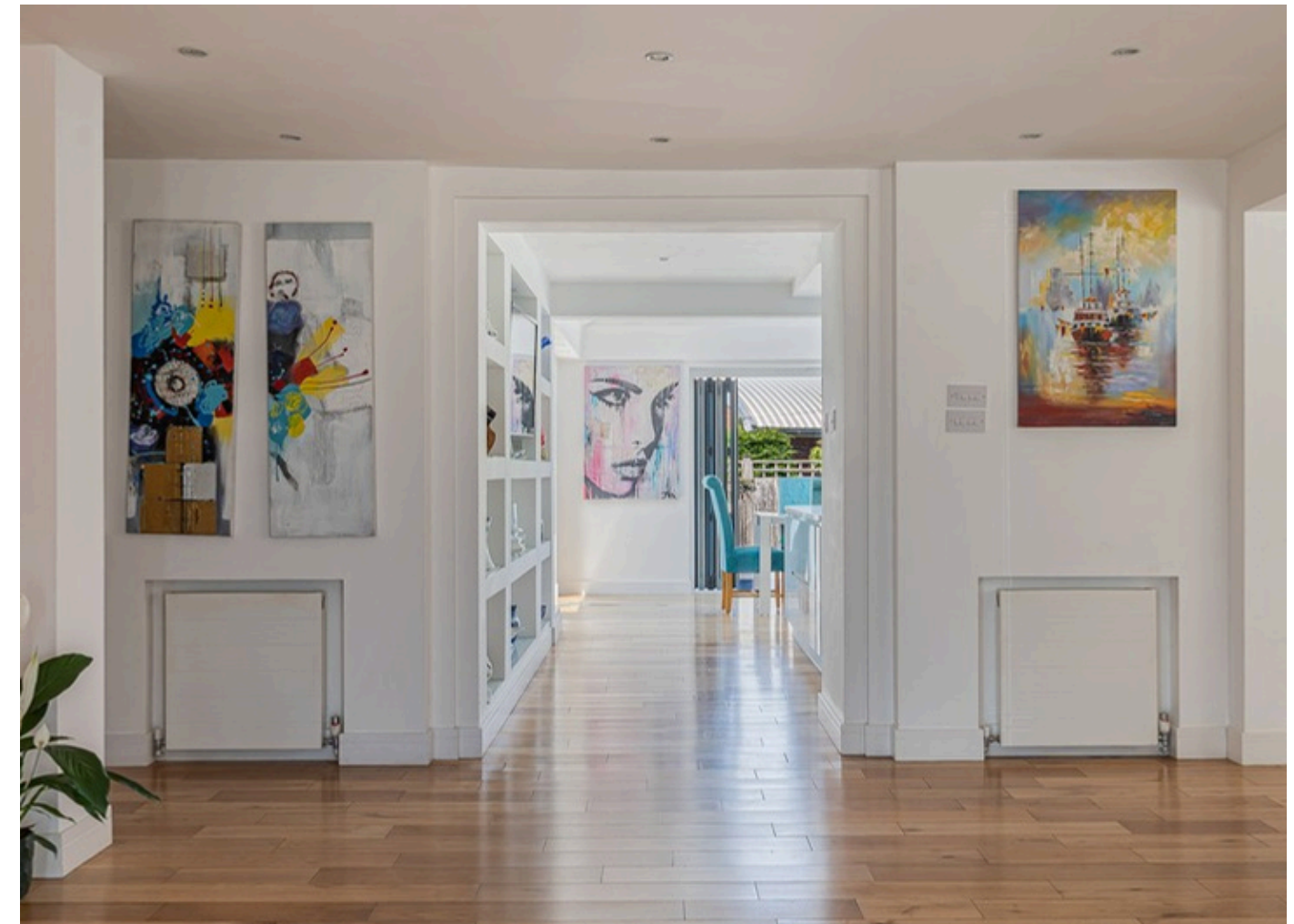
Generous living room with log burner

Four double bedrooms with en-suite facilities

Detached garden room/home office

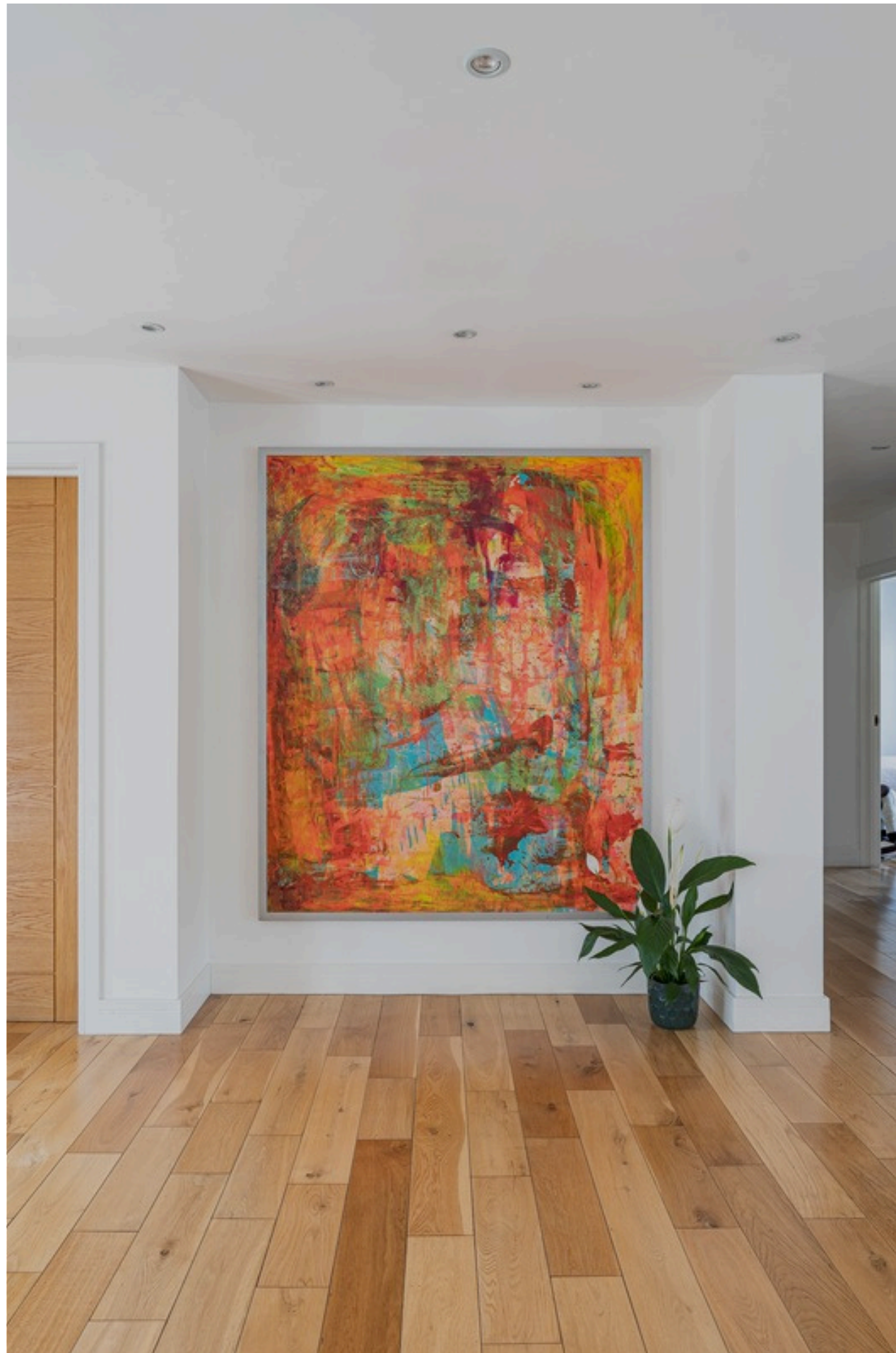
Garage and extensive driveway parking

No onward chain



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

# FROM THE AGENT



The kitchen and dining space completely changes how this house lives day-to-day, especially with the doors opening onto the terrace and garden. The amazing living room and four ensuite bedrooms make this property a truly amazing home.

Redwood Grove is a quiet residential setting positioned just off Blacksmiths Lane in Chilworth, known locally for its privacy and accessibility. The Chancies, St Martha's Hill and Blackheath are all within easy reach, alongside nearby village pubs, walking routes and access towards Guildford and the A3. The train station is a 5 minute walk away serving Reading to Gatwick providing easy access to the airport and Guildford.

Set back within a broad plot, the house immediately feels private on arrival, with a large driveway and garage providing extensive parking.

*Andy*

Andy Moran  
Director





The rear of the house has been remodeled to create a substantial open-plan kitchen, dining and family room that now forms the centre of the property.

The kitchen is arranged around a large curved island with integrated appliances and extensive preparation space, while skylights above and wide bi-folding doors bring strong natural light through the room. The layout works particularly well because each area feels clearly defined, with space for dining and informal seating without interrupting the kitchen itself.

The connection onto the terrace changes how the space is used through the warmer months, allowing the garden to feel fully integrated with the house.

A separate pantry and utility room add practical storage away from the main living areas.

# KITCHEN, DINING & FAMILY SPACE



# LIVING SPACES

The main living room is generous in scale and positioned separately from the kitchen space, creating a quieter area within the house when needed. A log burner forms a natural focal point, while large windows across the front elevation keep the room bright throughout the day.

The proportions work particularly well for larger furniture layouts without losing a sense of openness.

A detached garden room provides additional flexibility depending on requirements, whether for home working, hobbies or guest accommodation.

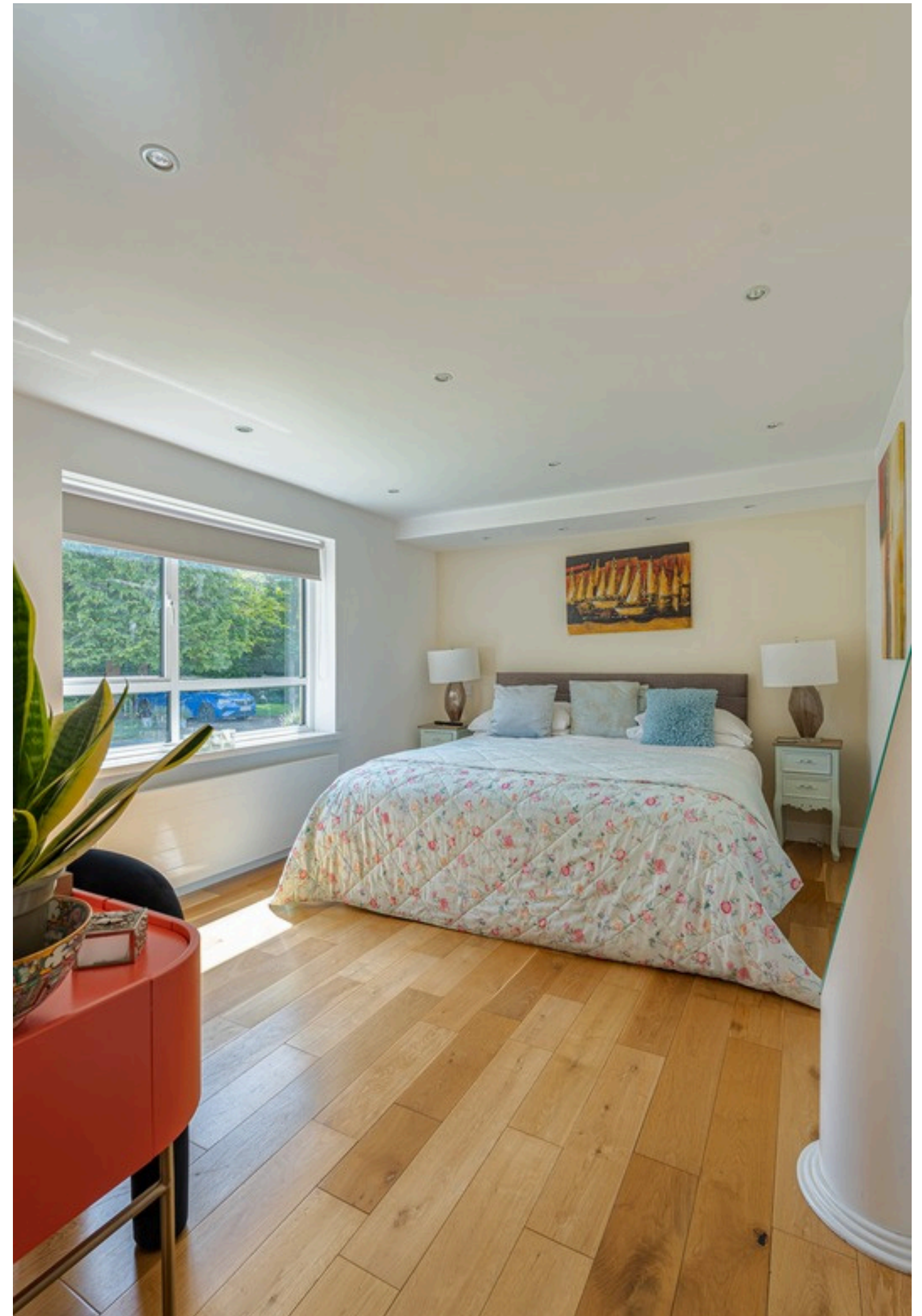


# BEDROOMS & BATHROOMS

All four bedrooms are comfortable double rooms and are arranged across a separate wing of the house, giving a good degree of privacy from the main entertaining spaces.

The principal bedroom includes a walk-in wardrobe and a large en-suite bathroom with bath and walk-in shower. Bedroom two also benefits from fitted wardrobe space and en-suite facilities, while the remaining bedrooms are both well-sized and served by contemporary shower rooms.

The overall arrangement gives the house long-term flexibility for families, guests or multi-generational living.







# THE GARDEN



The rear garden has been designed to work directly alongside the house, with broad terraces extending from the kitchen and family space before leading onto the main lawn.

The positioning remains private and enclosed, with mature screening around the boundaries and enough distance from neighbouring properties to maintain a calm setting.

The detached garden room sits well within the plot and provides useful separation from the main house for work or leisure use. To the front, the extensive driveway provides parking for multiple vehicles alongside the garage.





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