



CHARLOCK WAY

BURPHAM • GUILDFORD

43 CHARLOCK WAY, BURPHAM, GUILDFORD, SURREY, GU1 1XY

This exceptional detached chalet bungalow in the sought-after area of Burpham offers an elegant blend of contemporary living and timeless charm, set behind a generous frontage with ample driveway parking. The property immediately impresses with its attractive façade, combining classic design with modern finishes, and hints at the beautifully maintained interiors within.

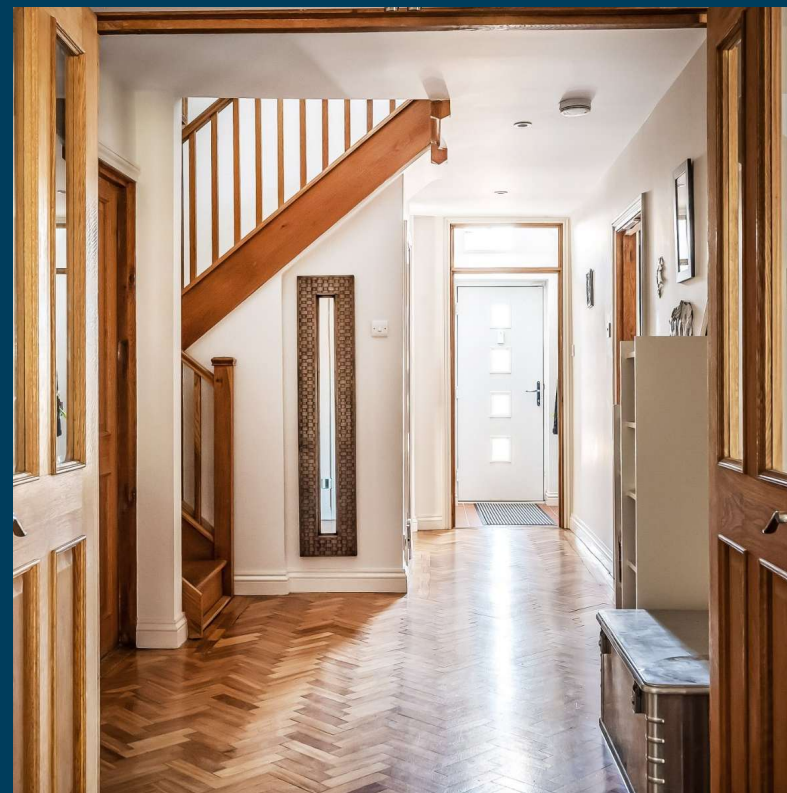
At the heart of the home lies a stunning open-plan kitchen and dining space, thoughtfully designed for both everyday living and entertaining. Sleek cabinetry, high-quality work surfaces, and a central island create a sophisticated yet practical environment, while large doors open seamlessly into the garden, allowing natural light to flood the space. A separate sitting room provides a more intimate retreat, featuring a refined décor and a cosy atmosphere ideal for relaxing evenings.

The accommodation is versatile and generously proportioned, with well-appointed bedrooms arranged across both floors. The principal rooms are bright and airy, enhanced by elegant finishes and clever use of space, while the upper level offers charming vaulted ceilings that add character and a sense of luxury. Stylish bathrooms and shower rooms are finished to a high standard, creating a spa-like feel throughout.

Externally, the property truly excels. The expansive rear garden is beautifully landscaped, offering a peaceful and private oasis perfect for outdoor living. A spacious patio provides the ideal setting for al fresco dining, while the sweeping lawn is framed by mature trees and planting, creating a tranquil backdrop. To the rear, a substantial outbuilding enhances the lifestyle offering, currently arranged as a gym and office space, ideal for both work and leisure.

Additional benefits of the property include a generous garage and store space, and an additional shed in the garden. It also features a utility space with direct access outside.

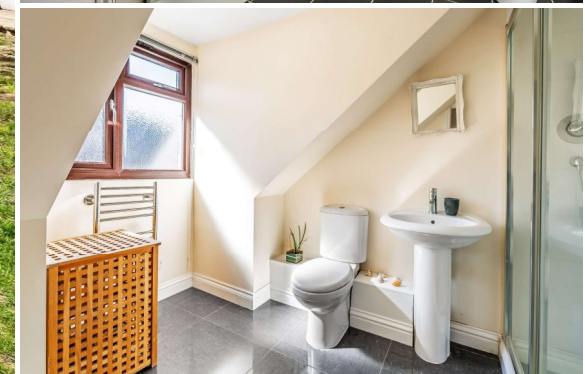
This is a home that effortlessly combines comfort, style, and flexibility, perfectly suited to modern family living in one of Burpham's most desirable locations.



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LOCATION

The property is situated in the heart of the village centre. Burpham has an excellent parade of shops catering for most day-to-day needs, as well as a public house, two churches, Sainsbury's and Aldi supermarkets and an excellent sports and recreation ground.

The house is situated within walking distance of both George Abbott School and the highly regarded Burpham Primary School.

Regular bus services connect with the larger town of Guildford where there is a more comprehensive range of shopping, recreational and leisure facilities. The A3 can be accessed within quarter of a mile, providing fast motorway style driving to both the centre of London, and via the M25 to Heathrow and Gatwick Airports.





ACCOMMODATION & SPECIFICATION

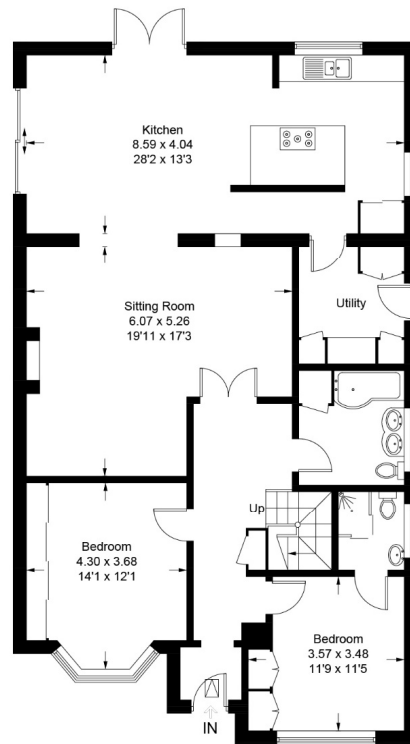
- Freehold
- Detached chalet bungalow
- Five bedrooms
- Four bathrooms
- Two reception rooms
- Open plan kitchen and dining room
- Utility area
- Double garage
- Storage space
- Fully equipped outbuilding
- Driveway parking
- Council tax band E
- Ultrafast broadband available



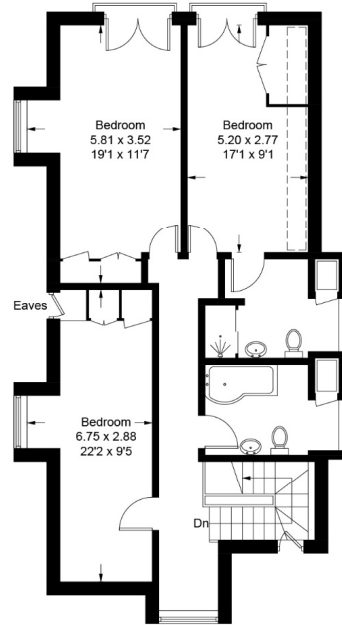
Approximate Gross Internal Area = 202.6 sq m / 2181 sq ft
 Outbuildings = 111.0 sq m / 1195 sq ft
 Total = 313.6 sq m / 3376 sq ft



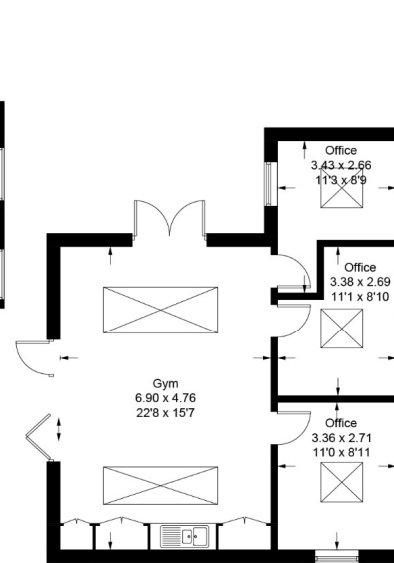
 = Reduced headroom below 1.5m / 5'0



Ground Floor

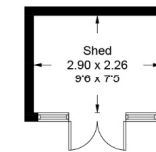


First Floor

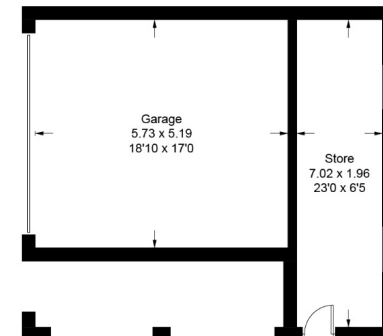


(Not Shown In Actual Location / Orientation)

Outbuilding



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1290599)

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