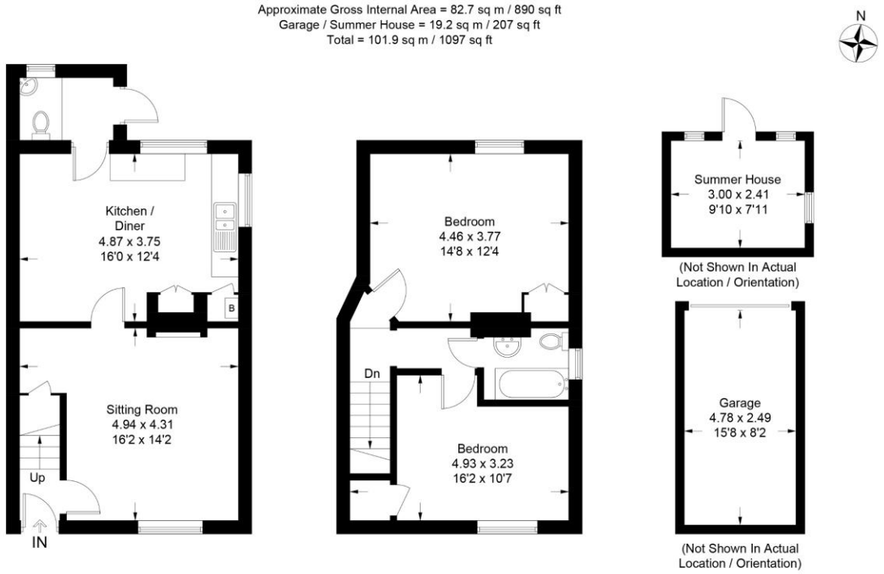
Floorplan

Approximate Gross Internal Area = 82.7 sq m / 890 sq ft
Garage / Summer House = 19.2 sq m / 207 sq ft
Total = 101.9 sq m / 1097 sq ft



Ground Floor **First Floor**

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. (ID1343957)
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Seymours











79 Dorking Road
Chilworth, Guildford, Surrey, GU4 8NP

£475,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

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Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 1097 sq. ft
- Chilworth 0.1 miles
- Semi-detached
- Private garden
- Garage and parking area
- Sought-after Village location
- Period property
- Excellent transport links
- Summer house
- Highly-regarded schools nearby

First time to the market, this character two bedroom semi-detached cottage is situated in the village of Chilworth and benefits from a garage and a beautifully established private garden. Attractive stone elevations with brick detailing complement the spacious interior, which includes two double bedrooms and a generous kitchen/diner.

The original front door opens into an entrance area with stairs to the first floor and a door into the sitting room. This spacious reception room features a fireplace with multi-fuel stove and brick surround, alcoves to either side with the window overlooking the frontage. There is ample room for a range of seating, while traditional timber doors add to the cottage's character.

To the rear, the kitchen/diner provides plenty of space for a dining table and chairs. The kitchen is fitted with a range of cabinets and contrasting worktops, with space for appliances, while windows to two aspects bring natural light into the room. A rear lobby provides an external door and access to a useful cloakroom with WC and washbasin.

Upstairs, the landing leads to two generous double bedrooms, positioned at the front and rear of the cottage. Both offer space for bedroom furniture and include built-in storage. The bathroom is accessed separately from the landing and comprises a bath with shower over, washbasin and WC.

The garage is positioned at the rear of the property, accessed from the shared driveway.

Accessed from the driveway to the right is a parking area and the private gated garden which is a particular feature, with well-tended lawn framed by curved borders, rockery, planters, mature shrubs and colourful planting. A pathway leads through the established borders to a timber summerhouse, with power, and paved area providing a sheltered retreat overlooking the garden. A separate area incorporates vegetable beds, a greenhouse and useful timber storage.

Chilworth enjoys an attractive village setting within the Surrey Hills, approximately four miles from Guildford town centre. Chilworth railway station is just a short walk from the property, providing connections to Guildford for onward services to London Waterloo. The village offers local shopping facilities, schools and the popular Percy Arms pub, while the surrounding countryside provides wonderful opportunities for walking, including trails through the historic Chilworth Gunpowder Mills and up to St Martha's Hill, with its far-reaching views. Guildford offers a wider choice of shopping and dining, centred around its historic cobbled High Street, together with leisure and cultural facilities including G Live and the Yvonne Arnaud Theatre.

Transport Links
Chilworth 0.1 miles
Shalford 1.8 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Freehold

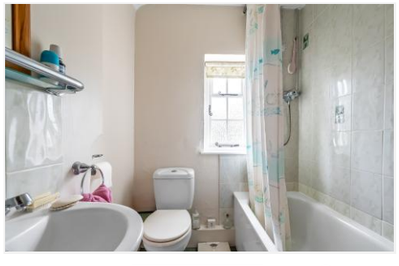


Private garden





Period property



Viewings by appointment only
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