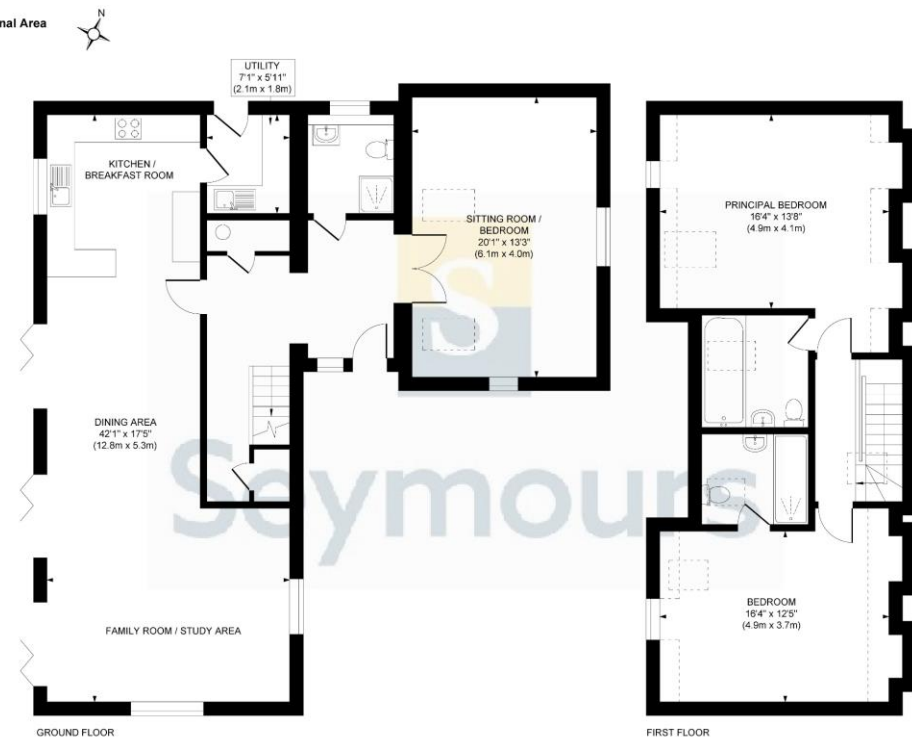


Floorplan

Approximate Gross Internal Area
1717 sq. ft / 160.00 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.



Seymours



Tillingbourne Reach, Blacksmith Lane
Chilworth, Surrey, GU4 8NQ

£1,100,000 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

- 3 bedrooms
- 3 baths
- EPC Rating B
- 1717 sq. ft
- Chilworth 0.45 miles
- No onward chain
- Detached three double bedroom home
- Newly constructed and finished to a high standard
- Gated entrance
- Off-street parking with electric vehicle charging point
- Secluded garden
- New home warranty
- Sought-after Village location

Tucked away in a tranquil, semi-rural setting on the outskirts of Chilworth, this newly constructed detached residence is a masterclass in contemporary design and modern efficiency. Built to an exceptionally high standard and thoughtfully planned throughout, the property blends light, space, and sustainability to create a truly special home, ideal for downsizers, retirees, London leavers, upsizers, or those seeking an elegant countryside retreat or second home.

From the moment you enter, there’s a sense of calm and understated sophistication. The welcoming hallway opens via double doors into the magnificent Chapel Room—a striking 20ft dual-aspect space with vaulted ceilings and large skylights that flood the room with natural light. Designed to evoke a sense of serenity and grandeur, it’s a wonderfully versatile area that can serve as a main sitting room, studio, or additional bedroom. Adjoining this is a beautifully appointed shower room with a walk-in cubicle, basin, and WC, offering flexibility for guests or ground-floor living.

An inner hallway with fitted storage leads into the heart of the home—an expansive, open-plan living space designed for modern life. The dining area flows effortlessly into a generous family or study area, with three sets of bi-fold doors and two floor-to-ceiling windows connecting the interior to the secluded garden beyond. This inspiring space is further enhanced by the superb Howdens premium kitchen, fitted with an extensive range of units and elegant Quartz worktops. Bosch appliances include a double oven and induction hob with extractor, complemented by a butler sink and integrated dishwasher and fridge/freezer. A separate utility room with additional sink and space for laundry appliances provides external access to the garden.

Upstairs, two spacious double bedrooms are set gracefully into the eaves, each bright and welcoming thanks to the combination of traditional windows and skylights. The principal bedroom features a luxurious ensuite shower room with wet room–style double shower, basin, WC, and skylight, while the second bedroom benefits from its own private bathroom complete with bath, handheld shower, basin, WC, and skylight.

Attention to detail and comfort is evident throughout, with Skara Oak Amtico flooring and underfloor heating extending across the ground floor. The property’s eco credentials are particularly impressive, featuring solar panels on the roof that generate electricity and an efficient air source heat pump providing sustainable heating—future-proofing the home and ensuring excellent energy performance for years to come.

Outside, double gates open to a generous brick-paved courtyard offering ample off-street parking and an electric vehicle charging point. The rear garden is secluded and beautifully landscaped, with mature trees, a lush lawn, and a limestone terrace that creates a perfect setting for outdoor dining or quiet relaxation.

Offered for sale with no onward chain and a New Home Warranty, this remarkable property enjoys a very low flood risk and sits within the historic Conservation Area of the Chilworth Gunpowder Mills. It lies within Green Belt land, yet is not in an Area of Outstanding Natural Beauty and is not listed. Just a short three-minute drive from Chilworth and within easy reach of Guildford town centre, it offers the perfect balance of countryside tranquillity and convenient access—a home that’s as practical and sustainable as it is beautiful.

Transport Links

Chilworth 0.45 miles
Shalford 1.42 miles
London Road (Guildford) 2.13 miles
Council tax band: Tax band TBC
Local authority: Guildford Borough Council
Tenure: Freehold



Offered to the market with the benefit of no onward chain



Finished to a high standard throughout

