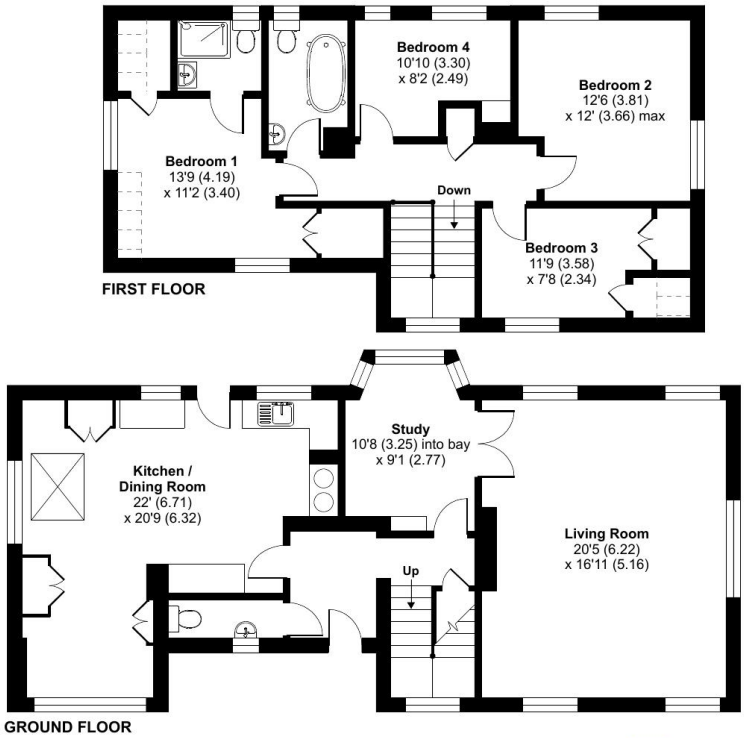


Roseacre Gardens, Chilworth, Guildford, GU4

Approximate Area = 1689 sq ft / 156.9 sq m
Limited Use Area(s) = 29 sq ft / 2.7 sq m
Total = 1718 sq ft / 159.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Seymours Estate Agents. REF: 1381348



Acorn Cottage, Roseacre Gardens
Chilworth, Guildford, Surrey, GU4 8RQ
£1,095,000 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

Property details

- 4 bedrooms
- 2 baths
- EPC Rating D
- 1718 sq. ft
- London Road (Guildford) 2.74 miles
- Detached house
- Ample driveway parking
- Sought-after Village location
- Beautifully presented
- Tranquil garden
- Located on a private road
- Excellent transport links
- Character property

This beautifully presented four bedroom home sits in the highly sought-after village of Chilworth, offering an elegant blend of character, comfort and modern family practicality. Set back within a peaceful private road, the property enjoys a lovely sense of privacy, with mature greenery surrounding the plot and an inviting frontage that immediately sets the tone for the accommodation within.

The ground floor offers a superb balance of generous living and flexible working space. The main living room is a wonderfully bright and welcoming environment, enhanced by large windows overlooking the garden and a feature fireplace that adds warmth and personality. Its generous proportions allow for multiple seating and entertaining areas, making it a natural focal point for family life. The separate study sits just off the hallway and is ideal for those working from home, benefiting from a charming bay window that frames garden views and fills the room with light. The heart of the home is the spacious kitchen and dining room, where classic cabinetry, ample storage and extensive preparation space create a stylish and practical setting for everyday living. With plenty of room for family dining and relaxed seating, it is a space designed for gathering and entertaining. A useful ground-floor cloakroom completes the layout.

Upstairs, the property provides four double bedrooms, each thoughtfully presented and enjoying outlooks over the surrounding greenery. The principal bedroom offers the comfort of its own en-suite, finished to a modern standard. The remaining bedrooms are served by a beautifully appointed family bathroom, which features contemporary fittings and a calm, neutral palette, creating a restful and practical space for day-to-day use.

The garden is a standout feature, offering a wonderful sense of seclusion thanks to well-established boundaries and mature planting. A wide expanse of lawn provides an ideal setting for children to play or for hosting outdoor gatherings, while terraced areas offer opportunities for dining, relaxing and enjoying the peaceful surroundings. The garden’s depth and natural screening gives it a countryside feel, perfectly in keeping with the village location. To the front, the property benefits from ample driveway parking, further enhancing its suitability for family living.

Positioned in the heart of Chilworth, the home sits within easy reach of excellent walking routes, village amenities and highly regarded schools, while Guildford’s vibrant town centre and mainline station are only a short distance away. This is a rare opportunity to secure a beautifully balanced family home in one of Surrey’s most desirable villages, offering space, character and a superb lifestyle setting.

Transport Links
Chilworth 0.45 miles
Shalford 2.26 miles
London Road (Guildford) 2.74 miles

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

Viewings by appointment only
[01483 576833](tel:01483576833) / sales@seymours-guildford.co.uk



Located on a private road



Beautifully presented

