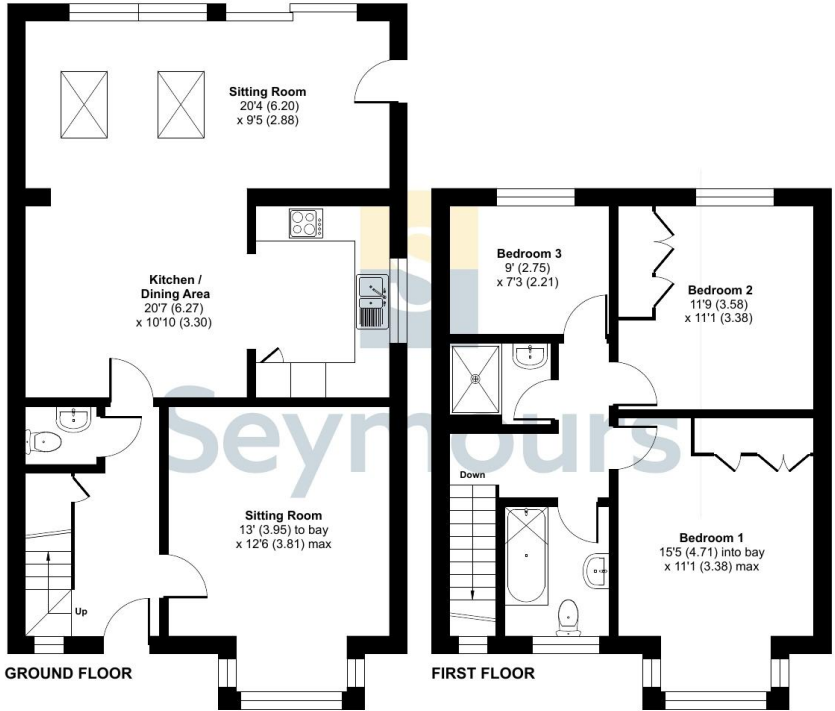


New Road, Chilworth, Guildford, GU4

Approximate Area = 1253 sq ft / 116.4 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1433341



Seymours



135A, New Road
Chilworth, Guildford, Surrey, GU4 8LZ

£450,000 Starting Bid

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

-  3 bedrooms
-  2 baths
-  EPC Rating C
-  1253 sq. ft
-  Chilworth 0.5 miles
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Semi-detached house
- Off-street parking
- Ground floor cloakroom
- Mature tiered garden
- Located in the sought-after Chilworth village
- Excellent transport links
- Well-regarded schools nearby
- Within easy reach of Guildford town centre

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000

A spacious three bedroom semi-detached home, enjoying an elevated position in the highly desirable village of Chilworth, offering generous living space, a mature tiered garden and attractive views.

The property opens into a welcoming entrance hall with a cloakroom and stairs leading to the first floor. To the front, a bright sitting room features a bay window and a pleasant outlook, creating a comfortable and inviting space. To the rear, the kitchen and dining area is well laid out with a range of fitted units and good worktop space, connecting naturally through to the extended reception room. This additional living space is a real highlight of the home, with skylights and wide glazing allowing for excellent natural light, and direct access out to the garden, making it ideal for both everyday living and entertaining.

Upstairs, there are three bedrooms including a well-sized principal bedroom with a bay window, a further double bedroom and a third bedroom which would also work well as a study or nursery. The accommodation is served by a family bathroom as well as a separate shower room, offering added practicality for busy households.

Outside, the property benefits from driveway parking to the front. The rear garden is arranged over several tiers, providing a combination of patio areas and lawn, bordered by mature planting and trees that offer a good degree of privacy. The elevated setting also allows for an attractive outlook across the surrounding area.

Chilworth is a sought-after Surrey village set within the Surrey Hills, offering a blend of countryside living with convenient access to Guildford. The area is well served by local amenities, excellent walking routes and nearby rail links, making it an ideal location for those seeking both tranquillity and connectivity.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Transport Links
Chilworth 0.5 miles
Shalford 1.3 miles



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

