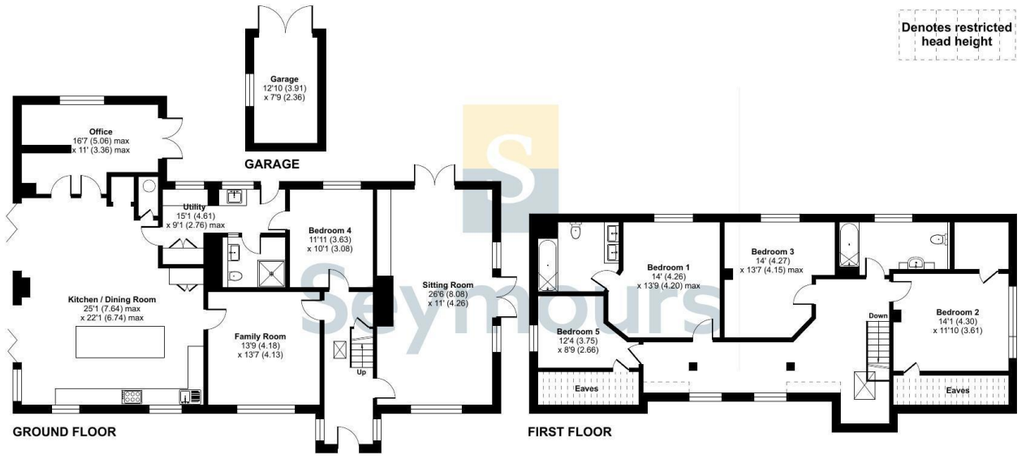
Floorplan

Old Manor Lane, Chilworth, Guildford, GU4

Approximate Area = 2798 sq ft / 259.9 sq m
Limited Use Area(s) = 133 sq ft / 12.3 sq m
Garage = 99 sq ft / 9.1 sq m
Total = 3030 sq ft / 281.3 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1510787







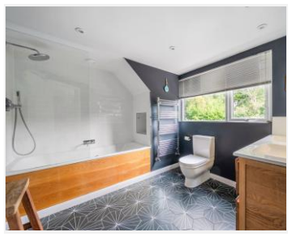
Seymours











Cedar Ends, Old Manor Lane
Chilworth, Guildford, Surrey, GU4 8NE

£1,000,000 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

- 5 bedrooms
- 3 baths
- EPC Rating C
- 3030 sq. ft
- Chilworth 0.4 miles
- Detached
- Off-street parking
- Garage
- Thoughtfully reconfigured and updated
- Impressive kitchen and dining room
- Utility room
- Home office
- Located in the sought-after Chilworth Village

A substantial and thoughtfully reconfigured five bedroom detached home offering beautifully presented and highly versatile accommodation, including an impressive open-plan kitchen and dining room, two further reception spaces and three bathrooms. Dating from the 1960s, the property has been significantly altered and improved to create a superb home for modern family life.

The entrance hall gives an immediate sense of space, with a striking staircase rising to the first floor and wood flooring continuing through much of the ground-floor accommodation. Positioned to the side of the property, the particularly generous sitting room features a fireplace and glazed doors opening onto both the front garden and side of the house.

The hallway also provides access to the family room, which offers an ideal playroom or informal reception space and leads through to the outstanding kitchen and dining room. Created through the conversion of the former triple garage, this particularly spacious room forms the heart of the home and is fitted with sleek contemporary cabinetry, extensive work surfaces and a large central island with breakfast-bar seating. There is ample room for a full-sized dining table, while two sets of bi-folding doors open directly onto the rear terrace and garden.

The ground floor also includes a dedicated home office, a useful utility room with extensive storage and appliance space, and a double bedroom served by a nearby shower room. This part of the house provides excellent flexibility for guests, older children or multigenerational living.

On the first floor, the landing leads to four further bedrooms and the family bathroom. The principal bedroom is a generous double with its own en-suite bathroom, while the remaining bedrooms are all well proportioned and offer flexibility for family life and home working. The family bathroom is fitted with a bath and separate shower enclosure, completing the accommodation.

Outside, the property is approached via a generous driveway providing off-street parking and access to the detached garage. The rear garden is enclosed and features a broad paved terrace immediately adjoining the kitchen and dining room, a central lawn and mature planting, with additional seating areas creating plenty of space for outdoor dining and entertaining.

Old Manor Lane is situated in the popular Surrey village of Chilworth, surrounded by attractive countryside at the foot of the North Downs. The village offers local shops, schools, a public house, recreation facilities and a railway station on the North Downs Line, while scenic walks are readily accessible around St Martha's Hill and the surrounding Surrey Hills National Landscape. Guildford lies approximately three miles away and provides an extensive range of shopping, dining and leisure facilities, together with a mainline station offering regular services to London Waterloo.

Transport Links
Chilworth 0.4 miles
Shalford 1.4 miles

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

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk

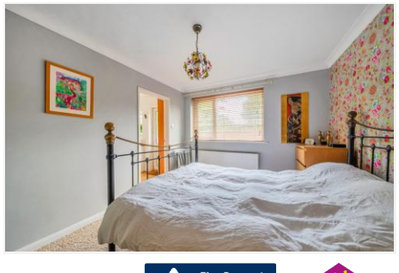


Impressive kitchen and dining room with bi-fold doors





Extensive accommodation



The Property Ombudsman
CTSI APPROVED CODE TradingStandards.uk