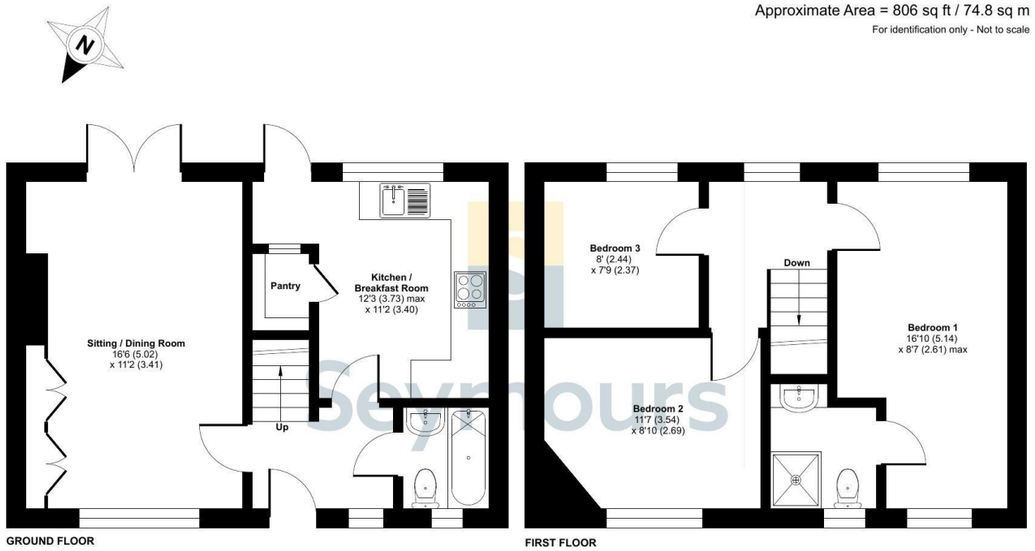
Floorplan

New Road, Chilworth, Guildford, GU4

Approximate Area = 806 sq ft / 74.8 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: 1514810







Seymours











Laburnum Cottage, New Road
Chilworth, Guildford, Surrey, GU4 8LR

£450,000 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
- 2 baths
- EPC Rating E
- 806 sq. ft
- Chilworth 0.9 miles
- No onward chain
- Substantial rear garden
- Sought-after village location
- Spacious accommodation
- Excellent transport links
- Highly-regarded schools nearby
- Within easy reach of Guildford town centre
- Two bath/shower rooms

A spacious three bedroom home offering versatile accommodation, two bath/shower rooms and a generous rear garden, situated in the popular village of Chilworth and offered to the market with no onward chain.

The entrance hall provides access to the family bathroom on the ground floor and leads through to the principal living spaces. The sitting/dining room is a particularly generous reception room, offering ample space for both relaxing and dining, with a feature fireplace providing an attractive focal point.

The separate kitchen/breakfast room is fitted with a range of storage units and work surfaces, together with an integrated oven and hob and space for the necessary appliances, with a door opening directly onto the rear garden.

Upstairs, the principal bedroom benefits from an en-suite shower room, while a second well-proportioned double bedroom and a further single bedroom, which would also make an ideal home office or nursery, complete the accommodation.

The property enjoys a particularly generous rear garden, extending away from the house and providing excellent scope for landscaping and the creation of dedicated seating and entertaining areas. On street parking is available.

New Road is conveniently positioned within the sought-after village of Chilworth, surrounded by the beautiful countryside of the Surrey Hills. The village offers local amenities, a primary school and a railway station providing services to Guildford, with Guildford town centre offering an extensive selection of shops, restaurants, leisure facilities and a mainline station with regular trains to London Waterloo.

Transport Links
Chilworth 0.9 miles
Shalford 1.0 miles

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

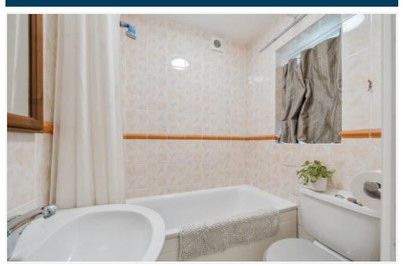


Substantial rear garden





No onward chain



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

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