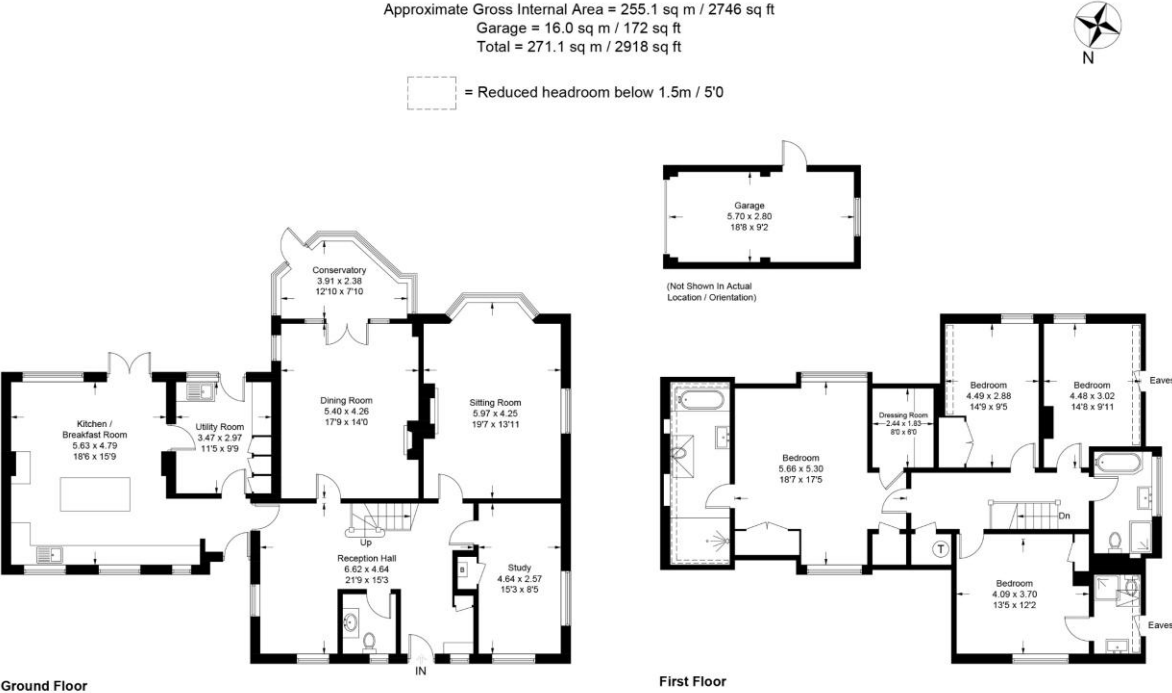


Floorplan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1335614)
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15 Roseacre Gardens
Chilworth, Guildford, Surrey, GU4 8RQ
£1,200,000 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

- 

4 bedrooms
- 

3 baths
- 

EPC Rating D
- 

2918 sq. ft
- 

Chilworth 0.5 miles
- 

Substantial detached house
- 

Driveway parking
- 

Garage
- 

Generous plot within a private road
- 

Sought-after village location
- 

Excellent transport links
- 

Highly-regarded schools nearby
- 

Four double bedrooms, two with en-suite facilities

This impressive four bedroom detached family home occupies a generous plot within one of Chilworth’s most sought-after private roads. Beautifully presented throughout, the property combines elegant reception rooms with spacious and versatile accommodation, complemented by an exceptional rear garden, extensive driveway parking and a detached garage.

A generous reception hall creates an inviting first impression, with the staircase rising to the first floor and a cloakroom positioned nearby. The sitting room is a bright and refined reception space, featuring a bay window and contemporary fireplace, while a separate study provides an ideal setting for working from home. The formal dining room offers excellent space for entertaining and opens into a conservatory, creating a natural connection with the garden.

The spacious kitchen/breakfast room forms the heart of the home, fitted with an extensive range of contemporary cabinetry and centred around an island with breakfast-bar seating. There is ample space for both dining and relaxed seating, with windows and glazed doors allowing natural light to fill the room and providing direct access outside. A separate utility room offers further storage and practical space for appliances.

The first floor is arranged around a spacious landing and comprises four double bedrooms. The principal suite is particularly impressive, featuring a dedicated dressing room and a luxurious en-suite bathroom with both a freestanding bath and separate shower enclosure. A second bedroom also benefits from an en-suite shower room, while the two remaining double bedrooms are served by a stylish family bathroom, providing three bathrooms in total.

The rear garden is an outstanding feature of the property, extending to an exceptional depth and offering a wonderful degree of privacy. A broad terrace adjoining the house provides an ideal setting for outdoor dining, with a covered seating area creating an additional space for entertaining. Beyond lies an expansive lawn framed by mature trees, established planting and well-screened boundaries.

To the front, a sweeping gravel driveway provides ample off-road parking and leads to the detached garage. The established frontage and attractive red-brick elevations give the house a distinguished presence, while the scale of the plot contributes to the property’s appealing sense of space and seclusion.

Roseacre Gardens is a peaceful private road in the highly regarded village of Chilworth, surrounded by beautiful Surrey Hills countryside and offering excellent access to local walking and cycling routes. The village has a railway station providing services to Guildford, while Guildford’s historic High Street and mainline station are approximately four miles away. The town offers an extensive selection of shops, restaurants, leisure facilities and highly regarded schools, with fast rail services to London Waterloo taking approximately 35–40 minutes.

Transport Links
Chilworth 0.5 miles
Shalford 2.3 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



Occupies a generous plot,
driveway parking and a
garage



Beautifully-presented

