



Roseacre Gardens, Chilworth  
Guildford, Surrey, GU4



*Beyond your expectations*



# Versatile village home

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

3 Bedrooms | Entrance Hall | Study | Kitchen Breakfast Room | Sitting Room | Family Room | Utility Room | Office | Cloakroom | Ensuite Bathroom | Dressing Room | Bathroom | Detached Garage | Studio Room Above  
Garage | South West facing gardens

**Guide Price £775,000 Freehold**

## Description

Offered for sale with no onward chain, this is a detached village home with versatile living space in a peaceful, no through residential road located on the rural edge of this popular Surrey Hills village. Extending to almost 2900sq ft of space in all, the property consists of the main house and a detached double garage with studio rooms on both the ground and first floors. The property has generously proportioned accomodation largely weighted towards the ground floor with four seperate receptions rooms in addition to a kitchen breakfast room and conservatory with views onto the rear garden. There are three bedrooms on the first floor with a family bathroom and ensuite facilities off the master bedroom.

## Outside

The property is set back behind an area of lawned and landscaped front garden and a gravelled and gated driveway leading to the detached garage. Principally the garden lies to the rear and faces in a South Westerly direction for the best of the afternoon sun. A broad paved terrace extends across the back of th ehouse with plenty of seating area and a stepped, raised area giving further seating and access into the conservatory. Garden is mainly laid to lawn with mature borders providing a high degree of privacy and seclusion.

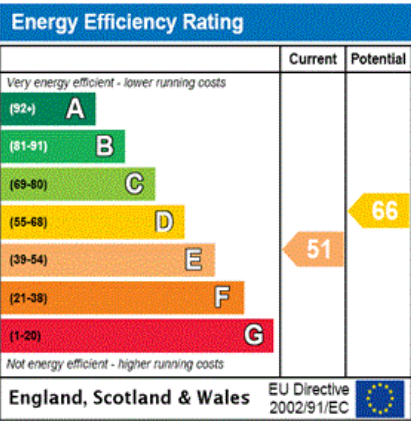
## Location

The property is located on a peaceful no through road on the eastern edge of the village between Chilworth and Albury. Chilworth is a thriving community, lying between

Albury and Shalford with a parish church, village hall, infant school, junior school, well regarded pub and a convenience shop with Post Office for daily needs. There are village shops at Albury, Shere and Shalford, whilst the historic town of Guildford offers a full range of shopping and entertainment facilities. Chilworth has its own station on the Redhill - Reading line providing a link to Guildford, Dorking and Gatwick. Guildford provides a fast frequent rail service to Waterloo (34 minutes). Road connections are good via the A281 south from Guildford to Horsham and the A3, at Burpham or Ripley, providing the route to London and connection with the M25 at Wisley for the airports and the national motorway network. The property is surrounded by the Surrey Hills, a designated Area of Outstanding Natural Beauty and is within an Area of Great Landscape Value.

## Additional Information

Guildford Borough Council, Tax Band G. All mains services connected.

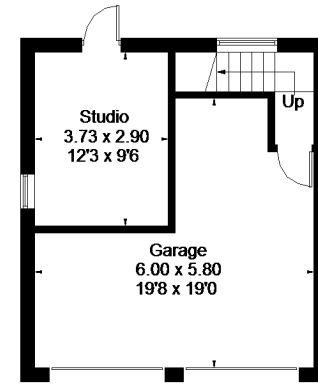
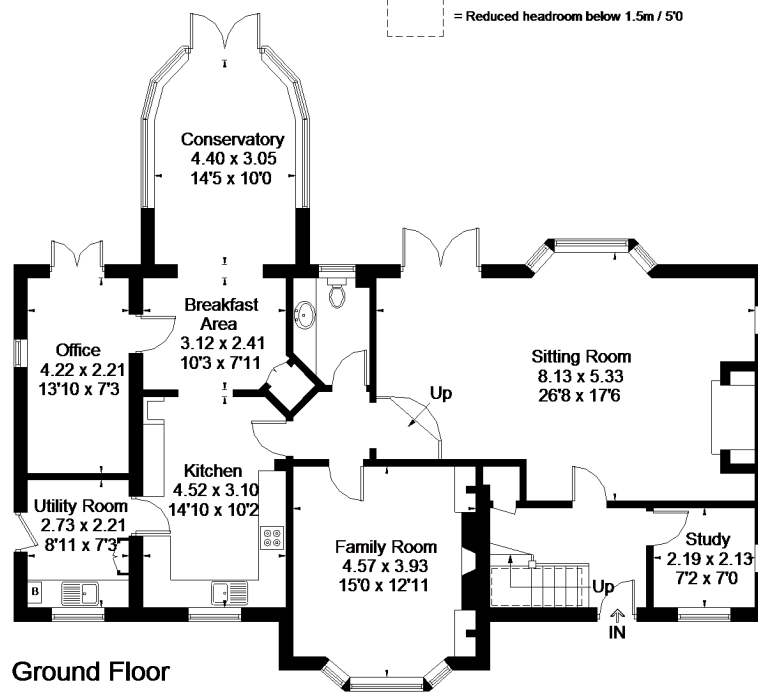


## Chilworth, Guildford

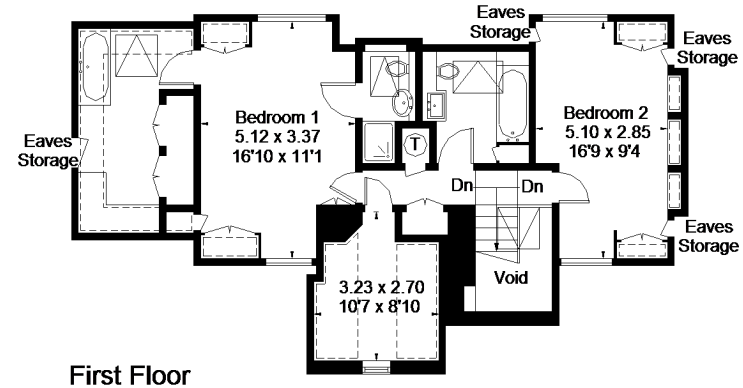
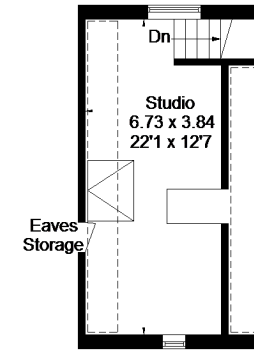
Approximate Gross Internal Area = 198.5 sq m / 2137 sq ft  
(Excluding Void)

Outbuilding = 67.4 sq m / 725 sq ft (Including Garage)

Total = 265.9 sq m / 2862 sq ft



(Not Shown In Actual Location / Orientation)



FLOORPLANZ © 2016 0845 6344080 Ref: 179504

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



