



Sarafand, 38 Dorking Road, Chilworth, GU4 8NR

 Chantries
& Pewleys





Property Name

Sarafand, 38 Dorking Road, Chilworth, GU4 8NR

4 bedrooms/2 bathrooms

Garden room/office

South facing garden

Planning permission granted for second floor extension

Off-street parking

Desirable village location

Sarafand is a beautifully presented four-bedroom detached family home, offering spacious living accommodation, a large garden, a modern garden office, and off-street parking. The property also has the potential for further expansion, with planning permission already approved for a second floor extension.

Upon entering through the front door, you are welcomed by a practical porch area, which leads into the entrance hallway. From here, you can access the reception area, comprising a large open-plan kitchen, living, and dining area. The reception area measures 25' x 27', offering an impressive and bright living space. The lounge area features a charming fireplace and leads to a conservatory, providing a lovely space to relax. The fully fitted kitchen boasts a range of modern units, an island breakfast bar, and integrated appliances, including an oven and hob. Additionally, there is a utility room offering extra storage and convenience.

On the ground floor, there is also bedroom three, which benefits from an en-suite bathroom, as well as bedroom four. These rooms offer flexible living options, ideal for guests or as a home office.

The first floor accommodates bedrooms one and two, which are spacious and bright, along with the family shower room, which is easily accessible from the landing.

The property enjoys a beautifully landscaped garden, which is mainly laid to lawn, with a patio area perfect for alfresco dining. There is a second patio area toward the rear of the garden, ideal for additional outdoor relaxation. At the end of the garden, you'll find a modern, spacious garden room, which can serve as a home office, studio, or gym.

This home offers a rare combination of space, style, and location, making it an ideal family home in a sought-after area of the Surrey Hills.





The area

Sarafand is located in the picturesque village of Chilworth, surrounded by stunning countryside, including St. Martha's hill and Blackheath, offering excellent opportunities for walking and riding. The village itself is well-equipped with a local store and The Percy Arms pub. For families, there are two highly regarded schools: Chilworth C of E and Tillingbourne Junior School.

The property benefits from good transport links, with Chilworth Railway Station offering direct services to Guildford and links to London Waterloo. Guildford is only about three miles away, providing an extensive range of shopping, dining, and leisure facilities, including the Yvonne Arnaud Theatre, G Live, and the Surrey Sports Park. The A3 road provides easy access to London, the M25, and both Heathrow and Gatwick airports.

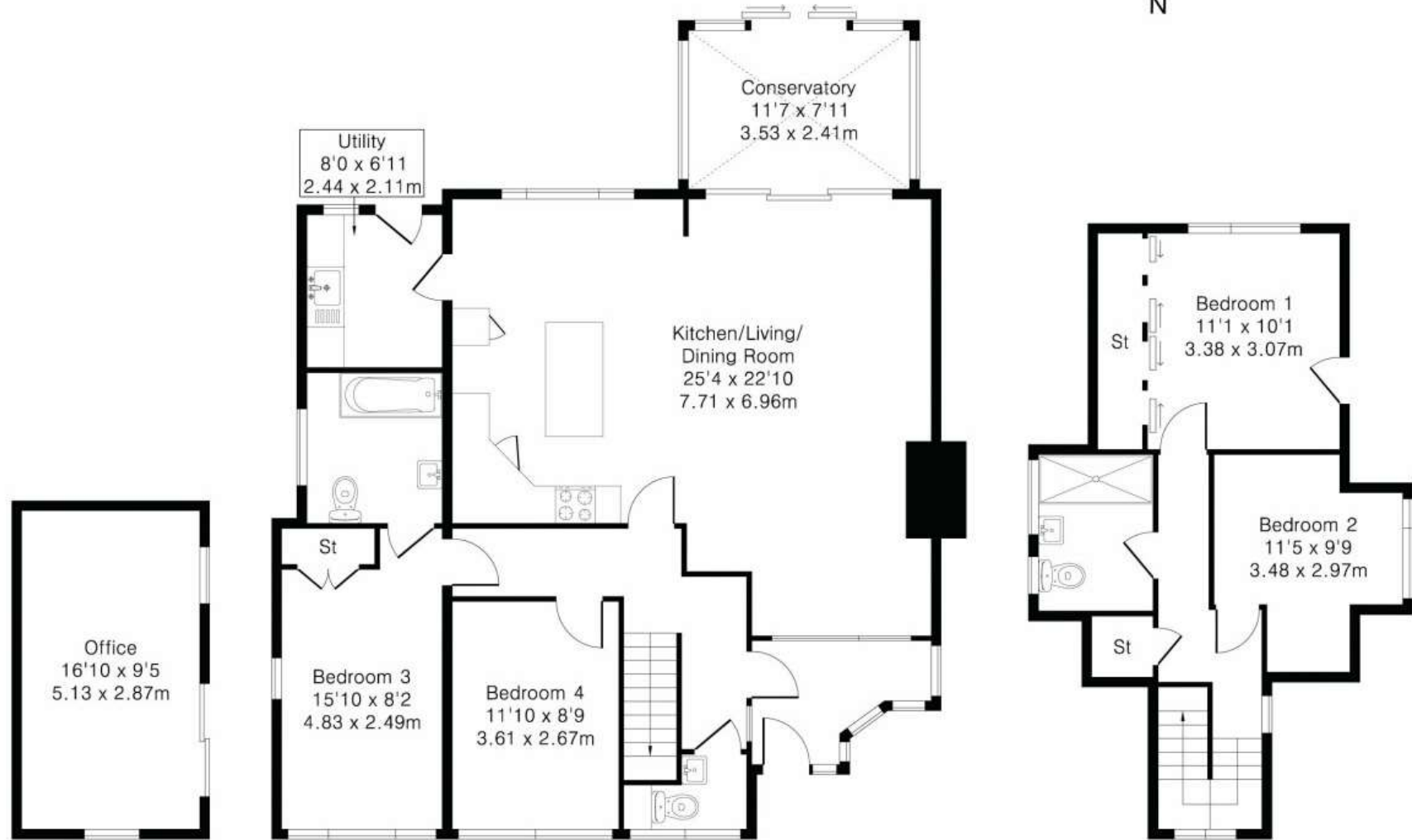


Approximate Gross Internal Area 1720 sq ft - 160 sq m

Ground Floor Area 1169 sq ft – 109 sq m

First Floor Area 391 sq ft – 36 sq m

Outbuilding Area 160 sq ft – 15 sq m



Outbuilding

Ground Floor

First Floor



Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

