



3 Bradstone Brook Cottages, New Road, Chilworth, GU4 8LS





## Property Name

3 Bradstone Brook Cottages, New Road,  
Chilworth, GU4 8LS

Semi-detached, well presented family home  
3 bedrooms (2 doubles)  
Potential to extend and enlarge (stpp)  
Double aspect living room  
Separate dining room  
Gas fired central heating  
Close to popular schools and village centre  
EPC D; Council Tax Band D; Tenure: F

Situated within easy reach of Guildford town centre, in the charming village of Chilworth, this semi-detached, double-fronted family home offers excellent potential to extend and enlarge (subject to planning permission).

A lovely porch leads into a hallway where there is a double-aspect living room with an open fireplace. The ground floor also includes a separate dining room, kitchen, and bathroom. The property is complemented by double-glazed windows and gas-fired central heating throughout.

On the first floor, the property features the three bedrooms, two of these are doubles.

To the front, there is a generous garden, well-screened by mature hedging, while the rear boasts a superb, southerly-facing lawned garden, offering a high degree of privacy.

Chilworth is located in the Surrey Hills and surrounded by some of Surrey's most beautiful walking and riding countryside with footpaths to St Martha's, Newlands and Blackheath close by. The village has an amazing local store opposite and a popular pub, The Percy Arms. There are two excellent schools in the village, Chilworth C of E and Tillingbourne Junior School. Chilworth station is close and a regular bus service serves the village. Guildford is approximately three miles away and has an extensive range of shopping and leisure facilities including the Yvonne Arnaud Theatre, G Live, the Surrey Sports Park and Spectrum. Guildford main line station provides a fast and regular service to London Waterloo. There is an excellent road network and the A3 gives easy access to London, the M25 and the national motorway network, Heathrow and Gatwick.

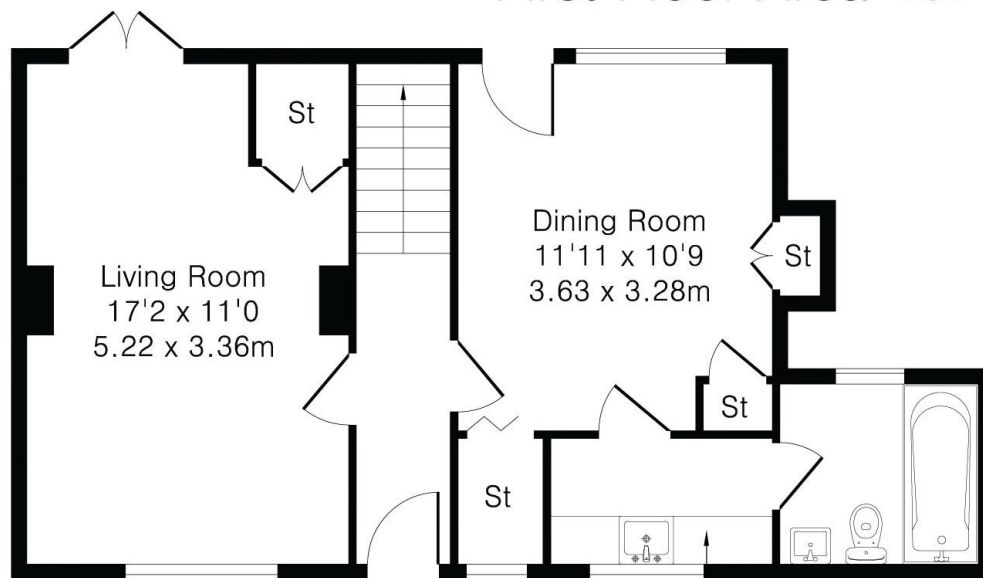




**Approximate Gross Internal Area 922 sq ft - 86 sq m**

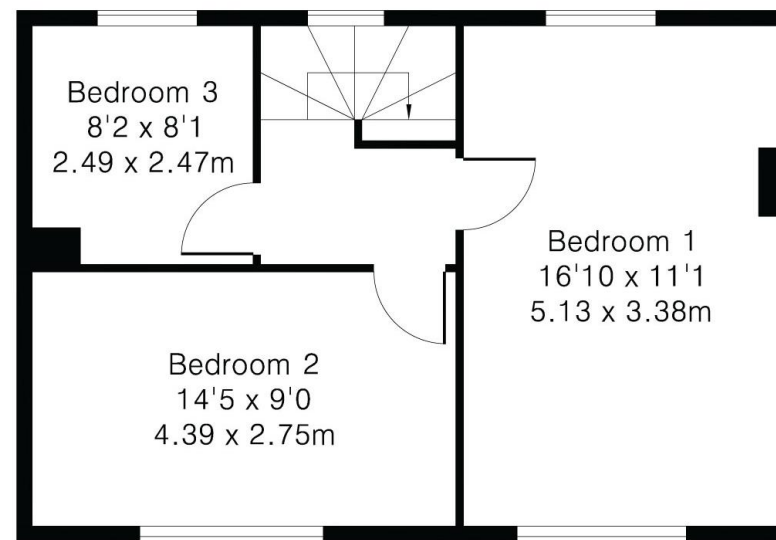
Ground Floor Area 485 sq ft – 45 sq m

First Floor Area 437 sq ft – 41 sq m



Ground Floor

Kitchen  
7'7 x 4'9  
2.31 x 1.46m



First Floor



# Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888  
[cranleigh@chantriesandpewleys.com](mailto:cranleigh@chantriesandpewleys.com)

Guildford Sales 01483 405222  
[guildford@chantriesandpewleys.com](mailto:guildford@chantriesandpewleys.com)

Merrow Sales 01483 347100  
[merrow@chantriesandpewleys.com](mailto:merrow@chantriesandpewleys.com)

Shalford Sales 01483 304344  
[shalford@chantriesandpewleys.com](mailto:shalford@chantriesandpewleys.com)

Lettings 01483 405222  
[lettings@chantriesandpewleys.com](mailto: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.

