



The Beeches

Blacksmith Lane, Chilworth, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An immaculately-presented three bedroom detached property located in a sought-after, highly-convenient village

An attractive double fronted family home, sensitively converted and extended from a former bungalow and featuring neutral décor and quality fixtures and fittings throughout, the whole combining to provide an elegant and practical living and entertaining environment. It is located at the heart of a desirable village, near to local amenities.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



PRIVATE PARKING



GARDEN



FREEHOLD



VILLAGE



2,348 SQ FT



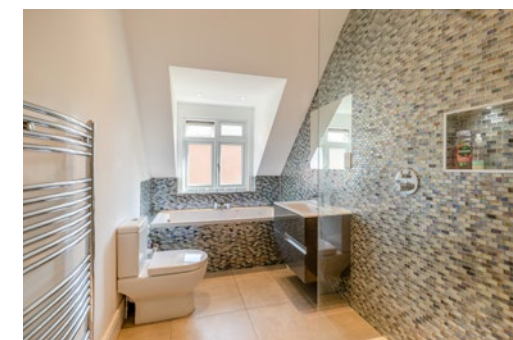
**GUIDE PRICE
£1,350,000**

The property

The Beeches is an attractive part tile-hung detached double-fronted family home offering more than 2,300 sq ft of generously-proportioned accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment featuring neutral décor and quality fixtures and fittings throughout, the accommodation flows from a welcoming reception hall with parquet flooring, a feature painted brick curved wall, useful storage, a modern cloakroom and fitted utility room with access to the side aspect. It comprises a beamed play room with parquet flooring, a well-proportioned office with feature curved wall, parquet flooring and bespoke storage and an extensive open plan space providing sitting and kitchen/dining rooms, separated by a feature exposed brick wall. The sitting room and dining area, configurable to the purchaser's own requirements, have parquet flooring, and a freestanding woodburning stove, large sky lanterns and two sets of bi-fold doors to the rear terrace flooding the whole area with natural light. The kitchen has gloss-tiled flooring, a range of contemporary

high-gloss wall and base units including a large central island with breakfast bar, complementary work surfaces and modern integrated appliances.

A modern staircase rises from the reception hall to the vaulted first floor, which features a generous landing with white-painted exposed brick walls and useful storage. This level provides access to a spacious rear aspect principal bedroom with exposed A-frame beams and an inset TV screen, opening into a large walk-in wardrobe with bespoke fittings and a modern en suite shower room. Two further front aspect double bedrooms and a contemporary part mosaic-tiled family bathroom, with both bath and separate shower, complete the floor.



Outside

Having plenty of kerb appeal, the property is approached through double five bar gates over a gravelled forecourt providing generous private parking and featuring pedestrian gates leading past the property to the rear aspect. The enclosed landscaped garden to the rear is laid mainly to level lawn bordered by mature shrub beds and features a garden shed, a children's play area adjoined by a lawned seating area and a large paved terrace with brick-built barbecue area accessible from the sitting and kitchen/dining rooms. The whole is screened by mature hedging and is ideal for entertaining and al fresco dining.

Location

Located near to the River Tillingbourne in the Surrey Hills National Landscape, surrounded by a wealth of walking and riding routes, Chilworth village offers local shopping, churches, a Post Office, gastropub, recreation ground and infant and junior schools. The historic county town of Guildford features extensive high street and bespoke shops, coffee shops, restaurants, services, a cinema complex, theatres, a sports park, sports centre and local golf and tennis

clubs. Communications links are excellent: the A3 links to the M25 and motorway network, Chilworth (0.5 mile) and Guildford stations provide regular services to central London, and Gatwick and Heathrow airports offer a wide range of domestic and international flights.



Distances

- Guildford 2.5 miles
- A3 (Esher Bypass/Portsmouth Road) 4.1 miles
- London Gatwick Airport 21.6 miles
- London Heathrow Airport 23.3 miles
- Central London 33.2 miles

Nearby Stations

- Chilworth

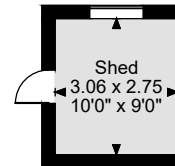
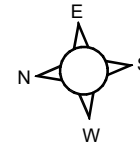
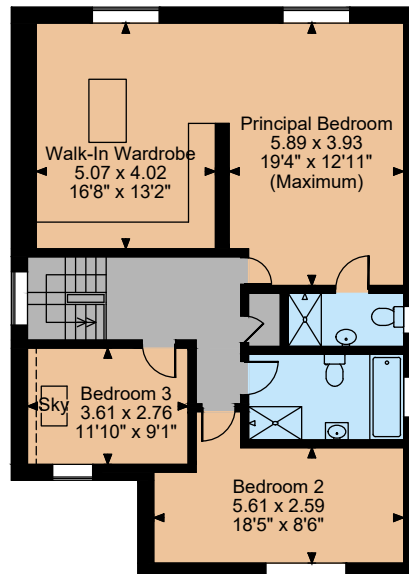
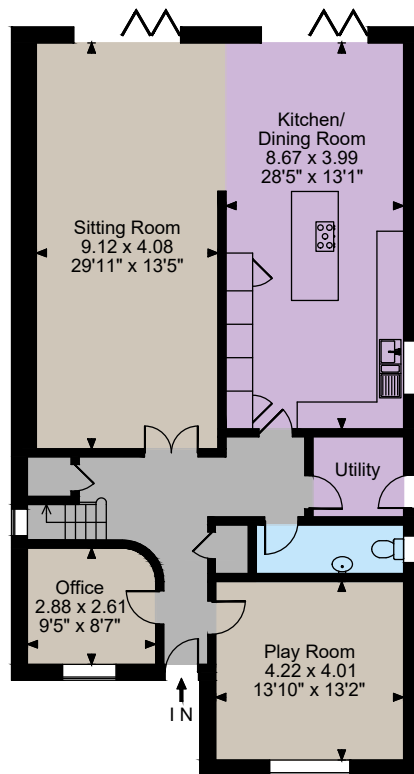
Key Locations

- Silent Pool
- Loseley Park
- Guildford Castle
- Surrey Hills

Nearby Schools

- Chilworth CofE (Aided) Infant
- Guildford County Schools
- St Catherine's
- Tormead
- Guildford's Royal Grammar





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,348 sq ft (218 sq m)

Shed internal area 91 sq ft (8 sq m)

Total internal area 2,439 sq ft (227 sq m)

For identification purposes only.

Directions

GU4 8NQ

what3words: ///bills.locked.gifts

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: TBC

Guildford

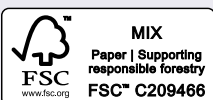
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