

6 VICTORIA MEWS







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CHILWORTH, SURREY, GU4 8DZ

A spacious four-bedroom family home set within a private mews in the heart of Chilworth, with off street parking for two cars and ideally located for village amenities and countryside walks.

- Entrance hall, Living room
- Kitchen/Dining room, Utility
- Principal bedroom suite
- Three further bedrooms and a family bathroom
- Smart lights, heating and air conditioning controlled from phone
- Southerly-aspect private and landscaped garden
- Private driveway, Garage/Gym
- Ability to extend into an already boarded loft (STPP)
- EPC Rating B and new Worcester boiler as of 2023
- New Build Warranty in place until 2031

Chilworth Station – 0.8 miles, Guildford Station – 3.5 miles (London Waterloo from 32 mins), Godalming Station – 5 miles (London Waterloo from 40 mins), Gatwick Airport – 22 miles, Central London – 34 miles (all distances are approximate).



THE PROPERTY

Tucked away in an attractive private mews in the heart of Chilworth, 6 Victoria Mews is a beautifully presented four-bedroom detached family home offering generous living space, modern interiors, and excellent practicality. With its thoughtfully designed layout, spacious reception rooms, and versatile living, this property provides an ideal blend of comfort and convenience.

The ground floor features an impressive living room which is superbly light with airy space that is perfect for both entertaining and everyday family life. The kitchen/dining room provides ample room for cooking, hosting, and relaxed dining. A separate utility room adds further practicality.

Upstairs, the home offers four well-proportioned bedrooms, including a wonderful principal bedroom with en-suite. Three further bedrooms and a family bathroom provide flexibility for family, guests, or home-working needs.

Outside, the property benefits from a private driveway with space to park two cars and a garage which offers excellent storage or a ready-made home fitness space, along with a garden shed for additional utility. Positioned in a peaceful and desirable village setting, yet within easy reach of Guildford and excellent transport connections, 6 Victoria Mews is a superb opportunity for those seeking space, style, and a welcoming community environment.







THE LOCATION

Chilworth is positioned on the edge of Albury, a beautiful village, set in the heart of the picturesque Surrey Hills, an Area of Outstanding Natural Beauty. There is a choice of excellent pubs between the two villages, a Post Office, and village stores.

Guildford and Dorking offer a comprehensive range of shopping and recreational facilities, including in Guildford, two theatres, Surrey Sports Park and Spectrum Leisure Centre whilst in Dorking, the Dorking Halls and Leisure Centre.

Road access to London is via the A3 which connects to the M25, putting Gatwick and Heathrow international airports within easy reach. By rail, Guildford mainline station has frequent fast trains to London Waterloo and Dorking station provides a train service to London Victoria.

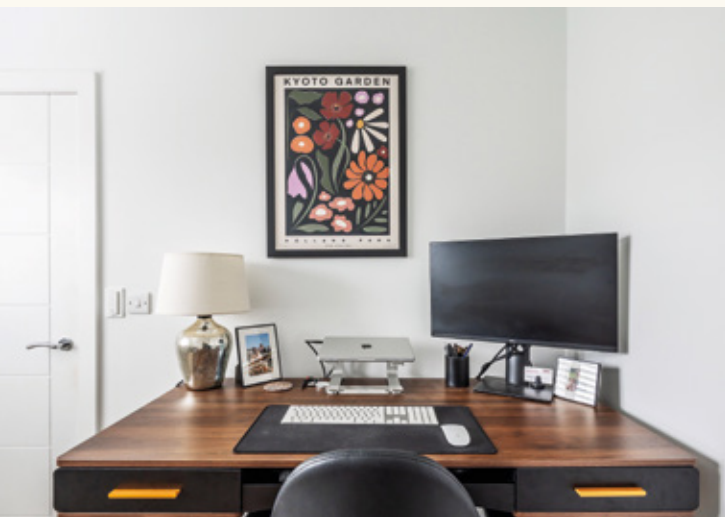
The Surrey Hills offers hundreds of acres of beautiful countryside, ideal for the walking or riding enthusiast. The area also offers an extensive selection of other sporting facilities, with several golf courses nearby as well as fishing at Albury and the Willinghurst estate.

There is an excellent selection of schools in the area including, Chilworth C of E Infant School, Tillingbourne Junior School as well as The Royal Grammar School, Tormead and Guildford High in the centre of Guildford.











INFORMATION

SERVICES

Mains water, electricity and gas fired central heating.

FIXTURES & FITTINGS

Fixtures and fittings are available by negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Guildford Borough Council

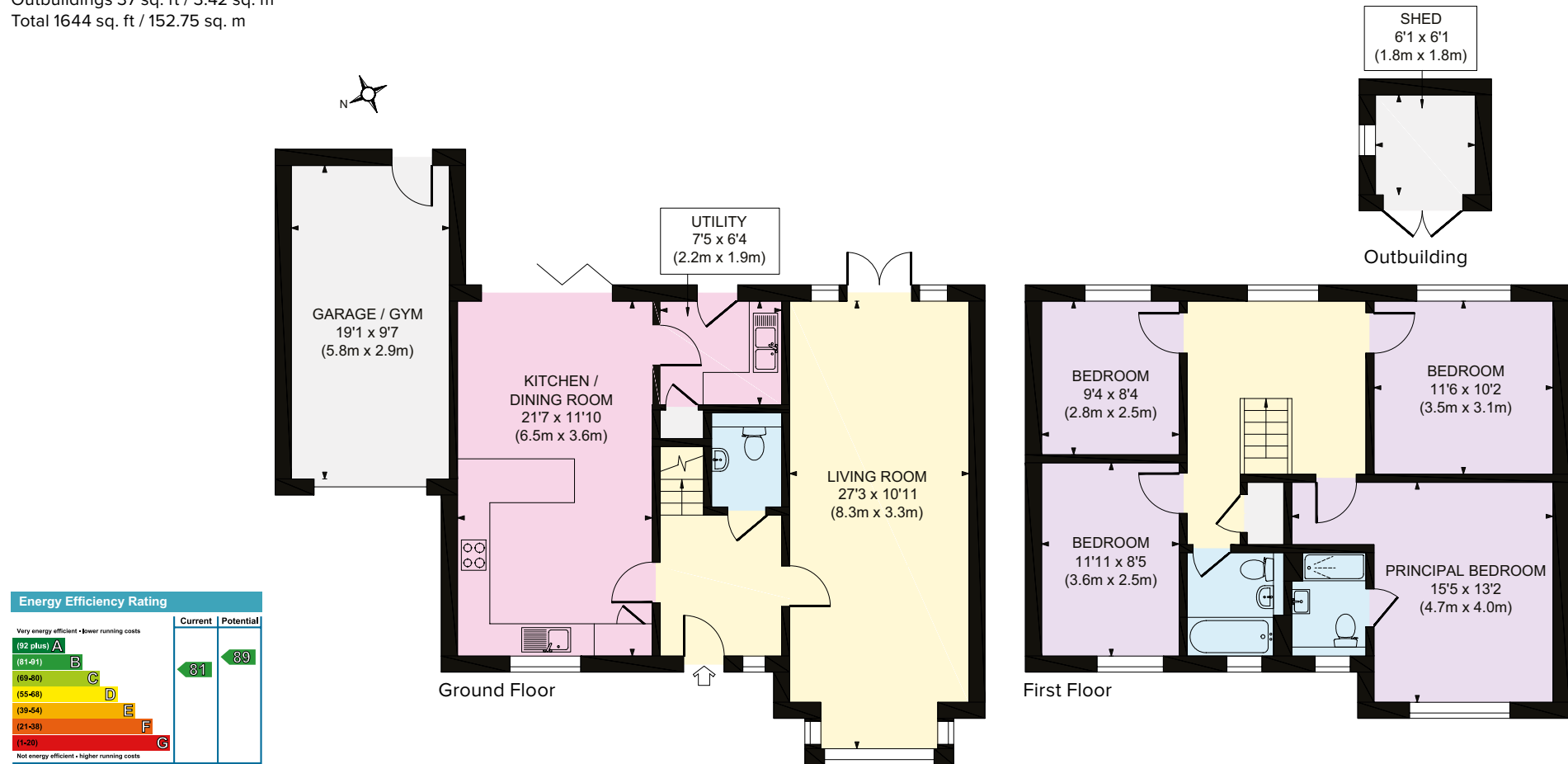
Tel: 01483 505 050

DIRECTIONS

what3words: ///seat.intervals.taxi



Approximate Gross Internal Area
 Main House 1424 sq. ft / 132.31 sq. m
 Garage 183 sq. ft / 17.02 sq. m
 Outbuildings 37 sq. ft / 3.42 sq. m
 Total 1644 sq. ft / 152.75 sq. m



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 any decisions reliant upon them.

