

7 VICTORIA MEWS



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CHILWORTH, SURREY, GU4 8DZ

An exceptional three bedroom, two-bathroom modern semi-detached home with exquisite interiors and quality craftsmanship. Perfectly positioned in desirable Chilworth

- Welcoming entrance hall with cloakroom
- Contemporary kitchen with integrated appliances
 - Open plan living / dining room
 - Principal bedroom suite
- Two further bedrooms and a family bathroom
- Southerly-aspect private and landscaped garden
 - Private driveway, Storage garage and Gym
 - EPC Rating B
- 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)

AN EXCEPTIONAL HOME IN A DESIRABLE VILLAGE SETTING

No. 7 Victoria Mews is a beautifully presented contemporary home, combining stylish interiors, high-quality finishes and thoughtfully designed accommodation in the heart of Chilworth.

Built with an emphasis on quality and attention to detail, the property offers a refined specification throughout, with well-proportioned living spaces complemented by carefully considered fixtures and finishes. The result is a home that feels both elegant and highly practical for modern day-to-day living.

The interiors have a clean, contemporary feel, with excellent natural light and a sense of quality that continues throughout the house.





Positioned within a small and attractive development, the property enjoys the best of village and country living. The surrounding Surrey Hills countryside, including Newlands Corner and the North Downs, is within easy reach, while Guildford is just a few miles away.

Stylish, beautifully finished and exceptionally well located, No. 7 Victoria Mews offers an appealing combination of contemporary living, countryside and convenience.

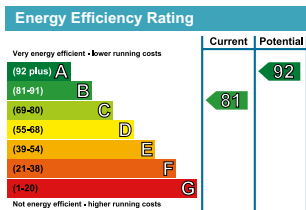
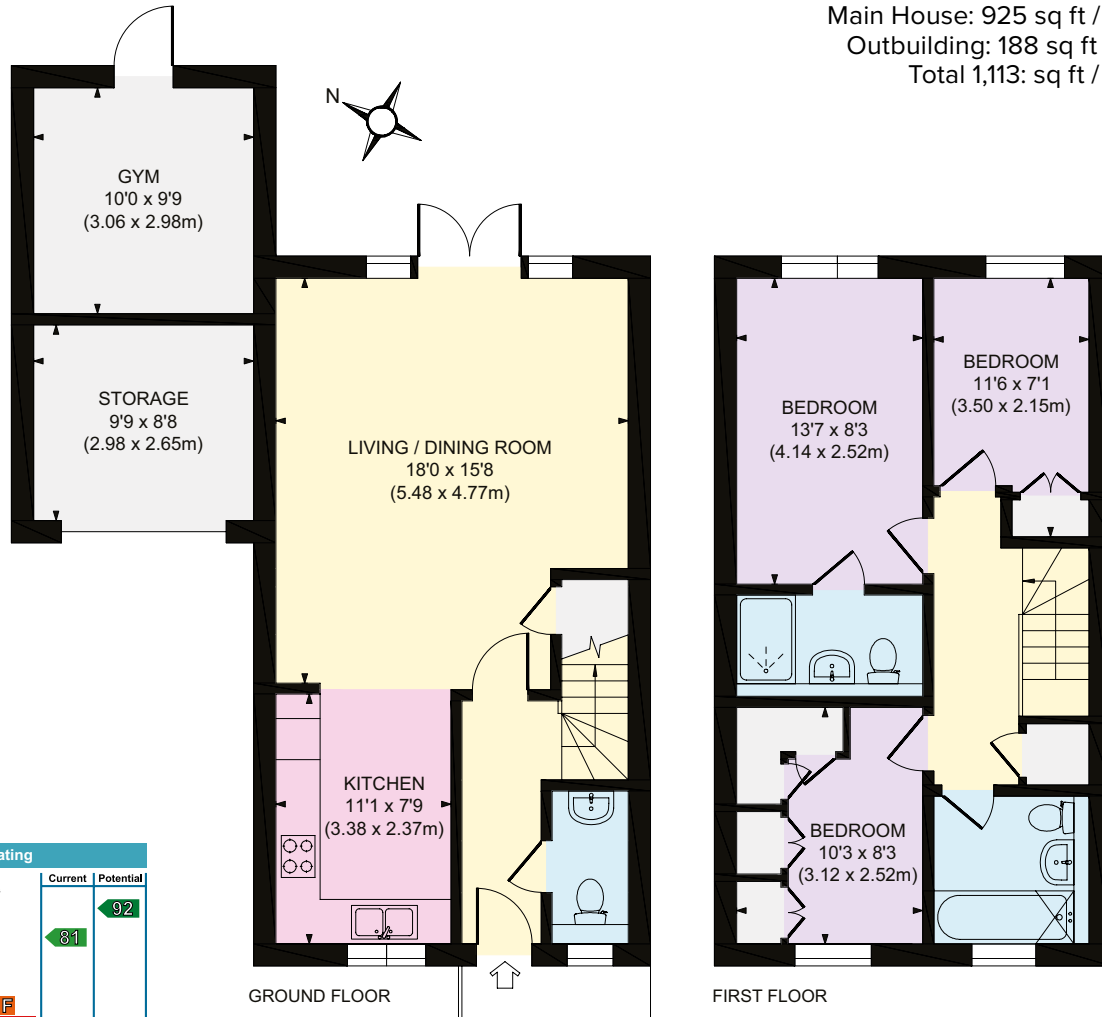
VILLAGE LIVING IN THE SURREY HILLS

Chilworth is a picturesque Surrey Hills village, surrounded by beautiful countryside yet just a few miles from Guildford. The village is home to the highly regarded Percy Arms, with an extensive network of footpaths and bridleways providing immediate access to the surrounding countryside and North Downs.

Chilworth station offers services towards Reading and Redhill, while Guildford provides a fast and frequent service to London Waterloo, together with an excellent choice of shopping, restaurants and leisure facilities.

The area is particularly well served for schooling, with nearby options including Chilworth C of E Infant School and Tillingbourne Junior School, alongside leading independent schools including the St Catherines, Royal Grammar School, Guildford High School and Tormead to name but a few.

Approximate Gross Internal Area:
Main House: 925 sq ft / 85.95 sq m
Outbuilding: 188 sq ft / 17.46 sq m
Total 1,113: sq ft / 103.41 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.

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
T: 01483 505 050

WHAT3WORDS

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