

Far Corner, Chilworth, Guildford, Surrey







An exciting development; planning permission to replace an existing family home with a superb, spacious and modern house with views over the generous garden.

Summary of accommodation

Main House

Existing Accommodation

Entrance hall | Dining room | Cloakroom | Kitchen

Reception room

Three bedrooms | Family bathroom

Garage | Detached workshop

Planning Permission to provide

Entrance hall | Study | Snug | Kitchen/dining room | Larder

Utility room | Cloak/shower room | Family room

Principal bedroom/dressing room/bath & shower room

Three further bedrooms

Two further bath/shower rooms (one ensuite)

Garage block with plant room with potential ancillary accommodation

In all about 0.676 acres



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Situation

Far Corner is located in a wonderful private corner plot, situated between the villages of Albury and Chilworth, lying four miles east of Guildford in the popular Surrey Hills; an area of outstanding Natural Beauty with views to St Martha's Church.

Shopping

Guildford 4 miles, Central London 33.2 miles, Albury amenities 1 mile, Chilworth amenities 1.2 miles

Schools

Tillingbourne in Chilworth, St Catherine's in Bramley, Duke of Kent in Ewhurst, Longacre in Shamley Green, Belmont in Holmbury St Mary, Cranleigh School, Cranmore in West Horsley, Royal Grammar School, Guildford High School, George Abbot, Lanesborough and Tormead in Guildford

Communications

Trains: Chilworth 0.2 miles (London Waterloo from 54 minutes), Guildford 4.7 miles (London Waterloo from 35 mins)

Roads: A3 Clay Lane 5.4 miles, M25 (Junction 10) 10.9 miles

Airports: London Heathrow 24.9 miles, London Gatwick 22.1 miles

Amenities

Racing: Goodwood, Epsom

Polo: Cowdray Park

Golf: Wildwood Golf and Country Club, Bramley, Cranleigh Golf and Leisure, Gatton Manor, Betchworth Park, Clandon Regis

Sailing: Chichester Harbour





Far Corner

Far Corner is a charming family home comprising extensive ground floor accommodation including two reception rooms with three bedrooms and a family bathroom on the first floor.

Outbuildings and grounds

To one side of the house is an attached garage, in the garden there is a generous separate workshop.

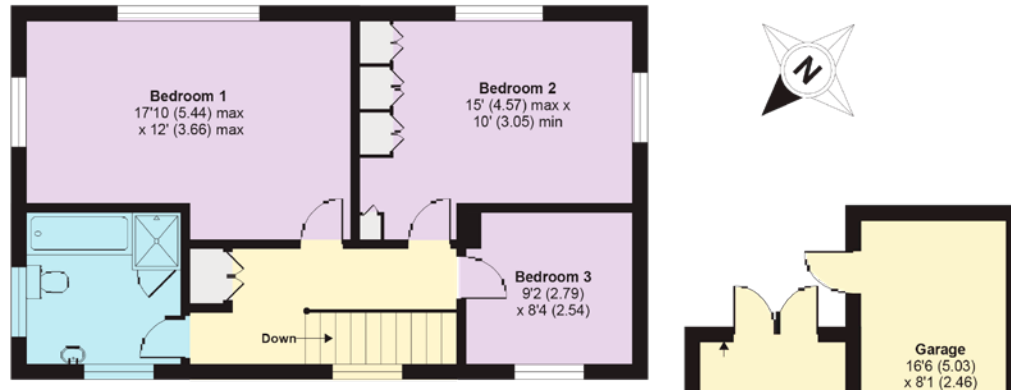


Existing House

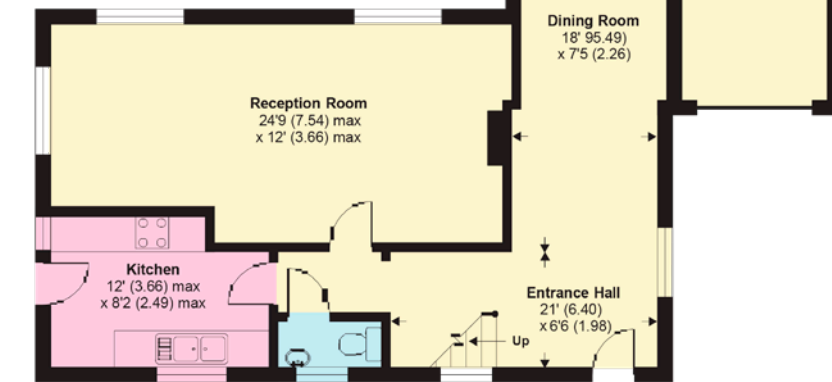
Approximate Gross Internal Floor Area

Main House: 1,442 sq ft / 133.9 sq m (includes garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Ground Floor





Computer Generated Image

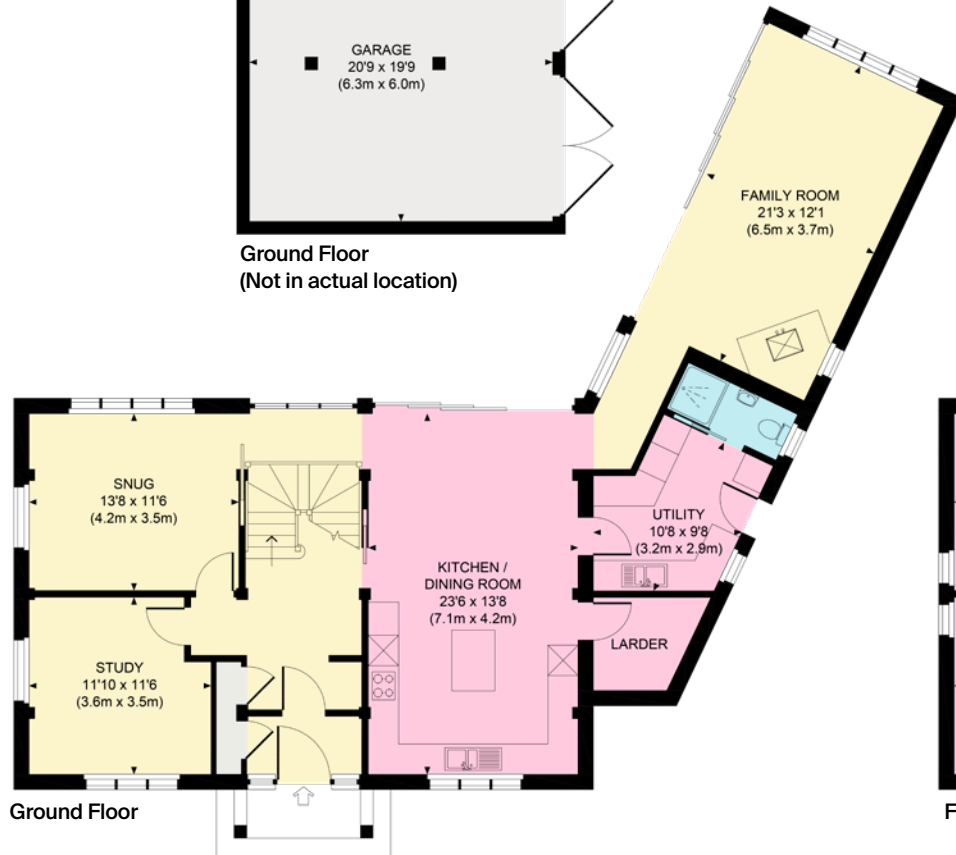
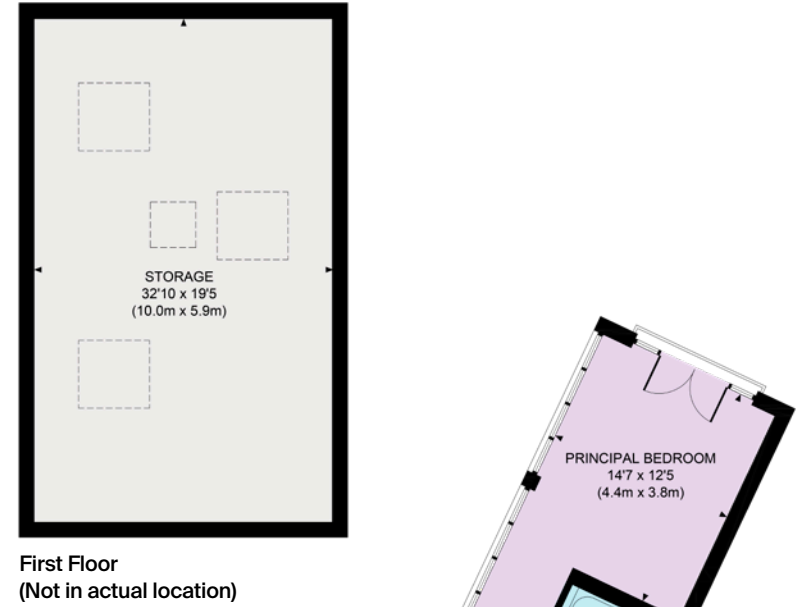
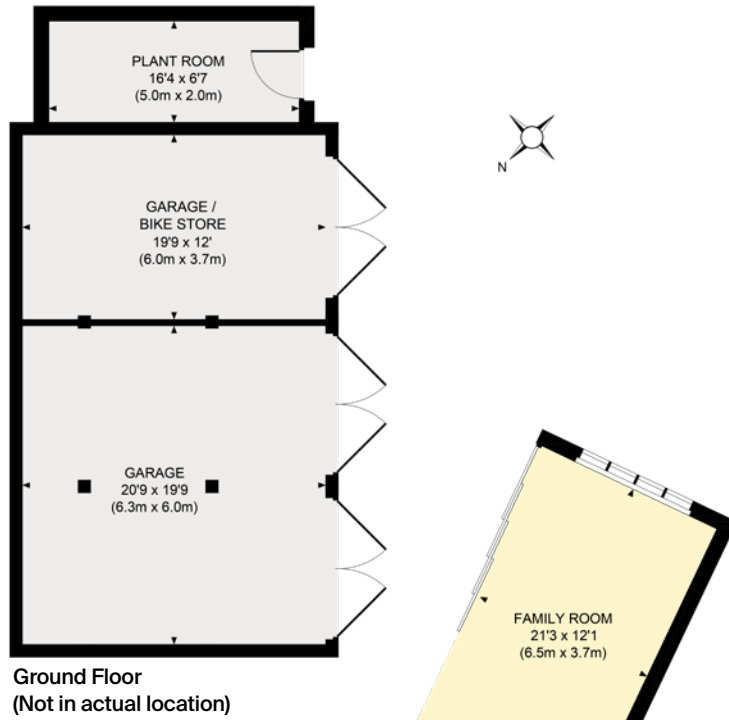
Replacement Dwelling

Approximate Gross Internal Floor Area

Main House: 2,626 sq ft / 244.0 sq m

Outbuildings: 1,402 sq ft / 130.3 sq m

Total: 4,028 sq ft / 374.3 sq m



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Planning Permission – Replacement Dwelling

Planning consent has been achieved to demolish and replace the existing dwelling with a wonderful family home (Guildford Borough Council Ref: 22/P/01819) that mixes contemporary and traditional elevations with superb well-lit and incredibly spacious interior spaces to take advantage of the elevated position with views over its own garden.

The planning permission provides four bedrooms, three bathrooms and a dressing room on the first floor together

with a reception hall with double height window to the south as well as a study, snug, kitchen/dining room, larder, utility room together with an impressive family room with massive sliding windows to the terrace.

Subject to further necessary consent being achieved, there is space on the second floor for additional bedrooms and bathrooms.

The consent allows for the house to be moved further into the middle of the garden, as well as a double and single garage with a plant room and storage on the first floor with solar photovoltaic and solar thermal panel array on the roof.



Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas fired central heating. The planning permission allows for solar panels to be installed together with a residential battery system in the plant room. 1 gb fibre broadband is available.

Local Authority & Council Tax Band: Guildford Borough Council.
01483 505050. Tax band G

Energy Performance Certificate Rating:

Existing Dwelling: Band E

Predicted Energy Assessment: TBC

Directions (Postcode: GU4 8RQ)

what3words: cute.bounty.title

From Guildford, follow the A281 Horsham Road heading south towards Shalford. Shortly after crossing the railway line in Shalford, turn left at the roundabout onto the A248 signposted to Womersley. Follow this for approximately a mile and turn left signposted to Chilworth (this road remains the A248). Stay on this road through Chilworth and pass the railway station on your right hand side. Continue for a further half a mile and then turn right into Roseacre Gardens.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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