



## A SPACIOUS FOUR BEDROOM APARTMENT IN VILLAGE OF CHILWORTH.

SAMPLE OAK LANE, CHILWORTH, GUILDFORD, GU4

**Unfurnished – £1,450 pcm** + fees and other charges apply.\*

**Available from 29/09/2019**





# A SPACIOUS FOUR BEDROOM APARTMENT IN THE VILLAGE OF CHILWORTH.

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**£1,450 pcm – Unfurnished**

- A rare find close to village and town life
- Spacious and light living throughout
- Ample storage both in and outside the property
- Large communal gardens
- Four double bedrooms/two bathrooms/one shower room
- EPC Rating = C
- Council Tax = D

## Description

A spacious four bedroom apartment in the well-regarded village of Chilworth. The apartment is situated on the upper floor and comes with off street parking for two cars. The property has a large sitting/dining room with plenty of natural light. There is a separate well equipped kitchen linked by a door to the large hallway space. There are four double bedrooms, two family bathrooms, shower room and ample storage throughout. Outside, there is a large and well maintained communal garden which includes a shed for each apartment.

## Situation

The village of Chilworth nestles below the North Downs and includes a pub, post office and church. There are the most beautiful walking and riding spots around the Surrey Hills. For a more extensive range of shops, restaurants and leisure facilities, Guildford is within easy reach.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

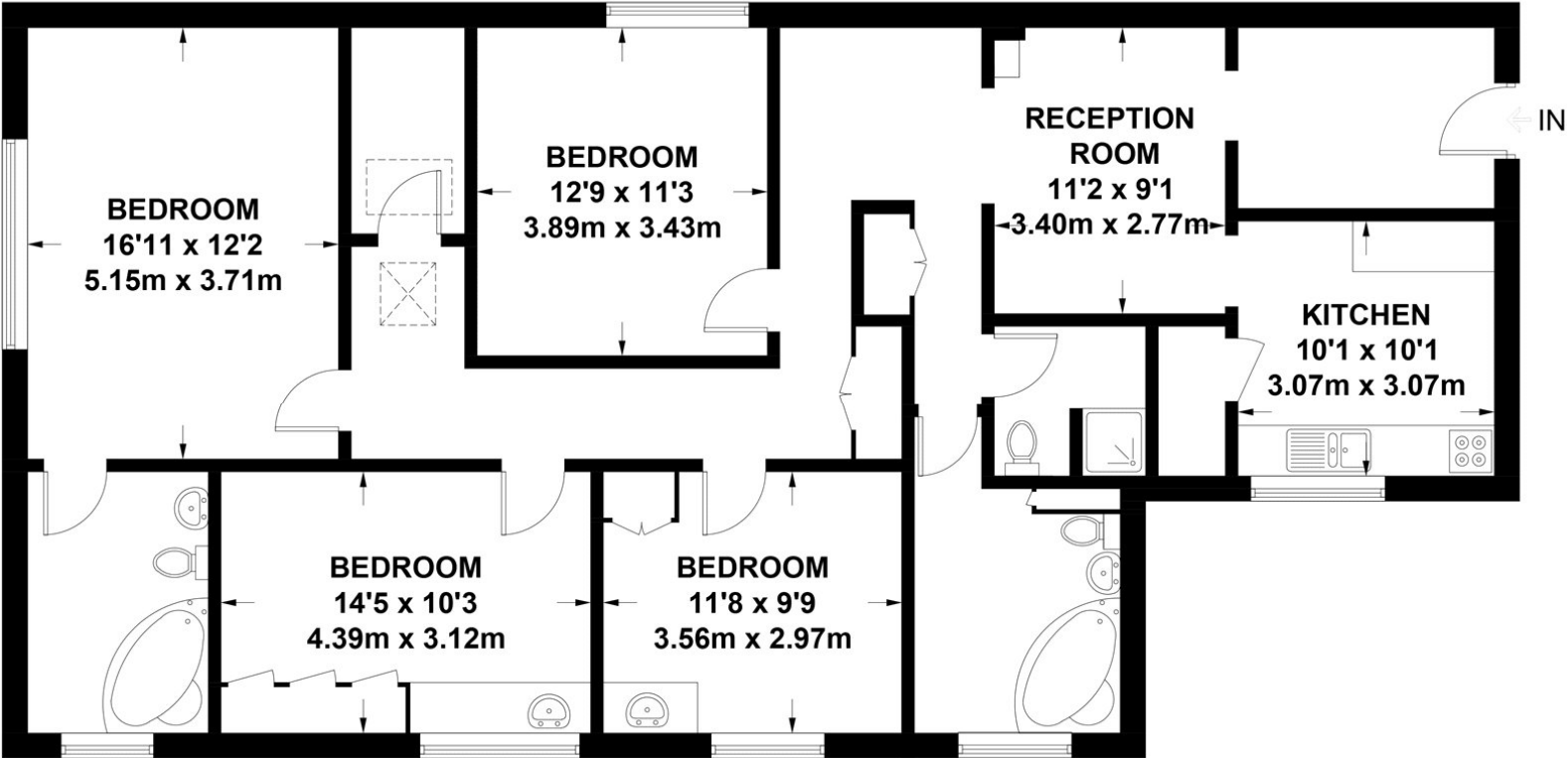
## Viewing

Strictly by appointment with Savills.



# Sample Oak Lane, Chilworth

Approximate Gross Internal Area = 133.1 sq m / 1433 sq ft



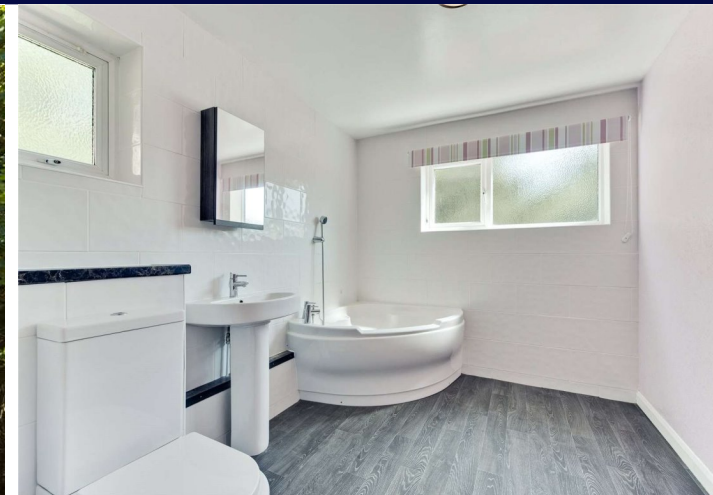
## First Floor

Exposure House © 2018 (ID462099)  
[www.exposurehouse.co.uk](http://www.exposurehouse.co.uk)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		





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Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190731SMAL

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