

## £200,250 Shared Ownership

Chilton Close, Alfold, Surrey GU6 8HB



- Guideline Minimum Deposit £20,025
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- South/South-West Facing Rear Garden
- Guide Min Income Dual £43.1k | Single £49.3k
- Approx. 983 Sqft Gross Internal Area
- Conservatory
- Front Lawn and Two-Car Driveway

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 45% share. Theoretical full market value £445,000 but see 'Please Note' below). A chance to buy a spacious, shared-ownership family home with a south/south-west-facing rear garden and driveway parking. This two-storey, semi-detached property is in the village of Alfold which is nestled in the Surrey countryside, close to the West Sussex border. The property layout is fairly conventional with a kitchen/dining room plus a cloakroom/WC at the front and a reception room, that leads through to the conservatory, at the back. The large garden, which includes a pond, has been well maintained by the current owner. Back inside, on the first floor of the house are two good-sized double bedrooms plus a single bedroom, ideal for a smaller child or occasional guest. There is a naturally-lit bathroom (with recently-installed shower), the walls and roof are well insulated and heating/hot water is provided by an oil-fired boiler. Cranleigh's range of shops and other amenities can be easily reached by bus and the Guildford and Horsham town centres are within comfortable driving distance.

**Please Note:** This is a Capped Equity property, 'Staircasing' is restricted to a maximum of 80%.

**Housing Association:** Clarion.

**Tenure:** Leasehold (currently 99 years from 01/10/1999, 50-year lease extension in progress).

**Minimum Share:** 45% (£200,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £278.55 per month (subject to annual review).

**Service Charge:** £8.21 per month (subject to annual review). This figure does not include Building Insurance.

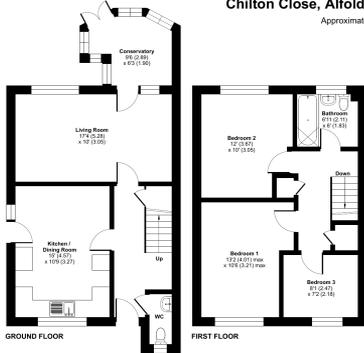
**Guideline Minimum Income:** Dual - £43,100 | Single - £49,300 (based on minimum share and 10% deposit).

**Council Tax:** Band E, Waverley Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



**Chilton Close, Alfold, Cranleigh, GU6**  
Approximate Area = 983 sq ft / 91.3 sq m  
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Accredited Residential Property Measurement Standards (APRS) Registered. Produced by Urban Moves. REF: 1423940. © Urban Moves 2020

## DIMENSIONS

### GROUND FLOOR

Entrance Hall

W.C.

**Kitchen / Dining Room**  
15' 0" x 10' 9" (4.57m x 3.27m)

**Living Room**  
17' 4" x 10' 0" (5.28m x 3.05m)

**Conservatory**  
9' 6" x 6' 3" (2.89m x 1.90m)

### FIRST FLOOR

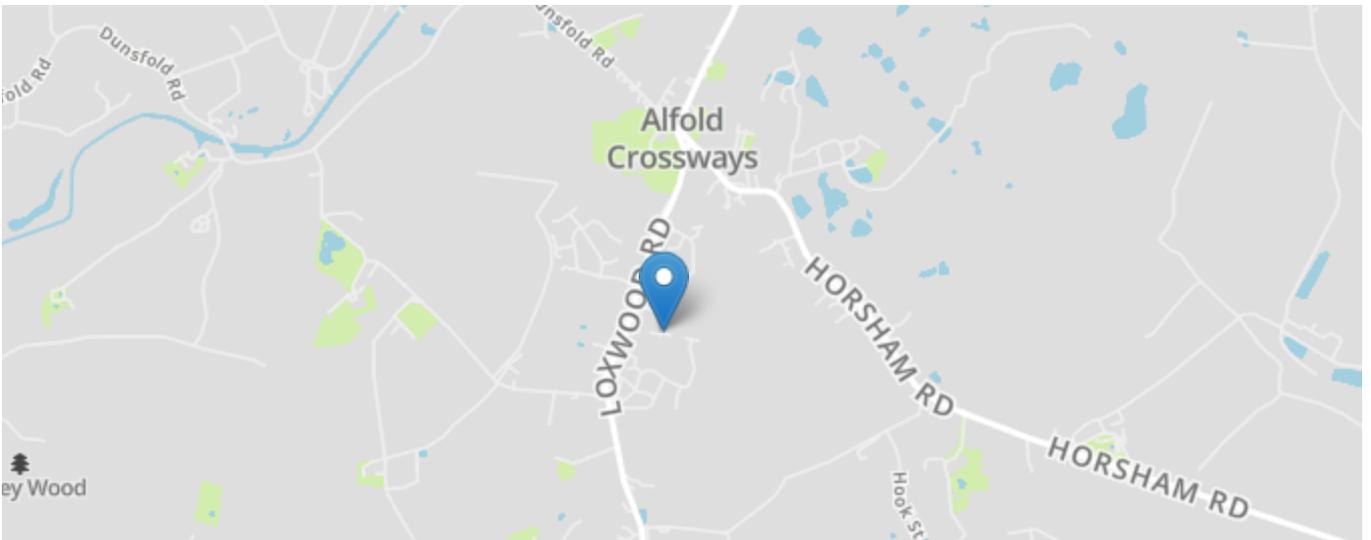
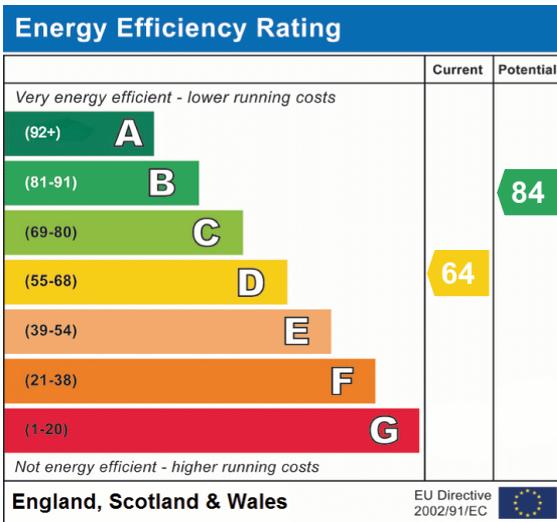
Landing

**Bedroom 1**  
13' 2" max. x 10' 6" max. (4.01m x 3.21m)

**Bedroom 2**  
12' 0" x 10' 0" (3.67m x 3.05m)

**Bedroom 3**  
8' 1" x 7' 2" (2.47m x 2.18m)

**Bathroom**  
6' 11" x 6' 0" (2.11m x 1.83m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.