



Mitchells Cottages Blackheath Lane, Guildford GU4 8QX



COLLINS
Independent Estate Agent





Mitchells Cottages Blackheath Lane Guildford GU4 8QX

£480,000

Freehold

Sitting high from the lane with a lovely outlook, this attractive end of terraced cottage is situated in the heart of this peaceful idyllic Surrey Hills village. The property features a generous sloping front garden with a terrace for evening sun and a courtyard garden to the rear that adjoins the common. There is the potential for creating a drive but buyers need to sought the permission of the local authority and the owner of the verge. Other homes have done this we understand. Internally a lovely kitchen diner can be found that adjoins a stylish tiled bathroom. The cosy sitting room has a log burner and faces west with a nice view. Both bedrooms are doubles with the main having a feature fireplace and the second enjoying fitted wardrobes. The property is double glazed and on all main services with a gas central heating system. To summarise, pretty country cottage situated in truly out of town location.



- End of terrace cottage
- Two double bedrooms
- Lovely kitchen diner
- Tiled stylish bathroom
- Log burner and radiators
- Double glazed
- Courtyard garden onto common.
- EPC - D
- Council tax band C (Waverley BC)





Mitchells Cottages are located in an area of outstanding natural beauty. Blackheath is a sought after, almost secret village, south of Guildford in the Surrey Hills and is one of the smallest in Surrey. The village is literally surrounded by acres of common land, heathland, woodland and rolling fields. Villages close by include, Wonersh & Chilworth (under 1.5 miles) and Shamley Green (2.7 miles) Guildford is around 4 miles and quick to get to in the car if you brave the lanes. A lovely place to come home to after a day at work.



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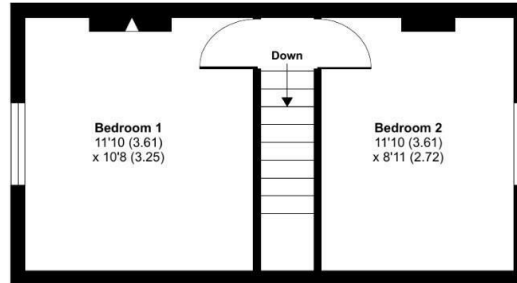
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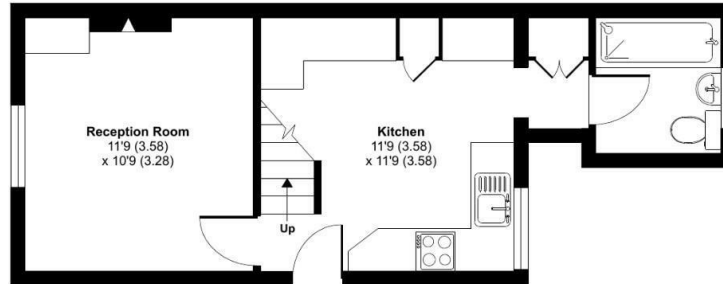
Blackheath Lane, Blackheath, Guildford, GU4

Approximate Area = 596 sq ft / 55.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Mark Collins (Guildford) Limited. REF: 980032



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