



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£3,500,000

Blackheath
Guildford, GU4 8RD

In the heart of Blackheath, amidst miles of protected and beautiful open heathland - a unique Edwardian Arts & Crafts country house of 4,800 sq ft with a self-contained wing, outbuildings and a beautiful formal garden and woodland grounds of approximately 3 acres

PROPERTY SUMMARY

Aston House is situated in the heart of Blackheath, amidst miles of National Trust owned woodland and heathland designated as an area of Outstanding Natural Beauty, and is approached by a long sandy track across the heath, so it provides the most idyllic and peaceful rural setting. Blackheath is a small hamlet with a thriving cricket club and small church, and there are local village shops in nearby Wonersh and Chilworth. Guildford is four miles with its historic High Street and excellent facilities, including shops, restaurants and bars. Here the main line station provides a regular commuter service to Waterloo in 38 minutes. Chilworth station linking to Guildford and Gatwick is only 0.6mile. There are nearby schools in Chilworth and Wonersh and all of Guildford's schools are easily accessible.



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4



4







Aston House was built in 1901 and was featured in Country Life in 1910 as it was designed by Sir Charles Nicholson, a prominent church architect. On the market now for the first time since 1986, Aston House has been altered and updated over the years and more recently with extensive kitchen modifications including it now opening into a charming conservatory overlooking the garden. There is a fascinating covered courtyard entrance, which also provides access to a self-contained annexe, if required as so. The main house has six bedrooms over two floors with three bathrooms, and there is a seventh bedroom and fourth bathroom which could also form the annexe. There are three fine reception rooms on the ground floor, all overlooking the garden, and the modern kitchen opening to the conservatory with a large utility room and rear lobby. Aston House is approached across the common where a five-bar gate and shingle driveway leads a parking and turning area in front of the house. Double gates then lead to a rear courtyard with garaging, car port and workshop with a parking forecourt. The grounds are a lovely feature of Aston House with a beautiful lawn area at the rear with rhododendrons, azaleas and magnolias as a colourful backdrop all around, and a gate leads directly on to the heath. Steps lead down from an entertaining terrace to a lily pond and from here a path leads to an area of mature woodland providing attractive walks, leading to a clearing, ideal for play areas for children. In all about 3 Acres







Chilworth station - 0.7 mile

Guildford station - 4 miles

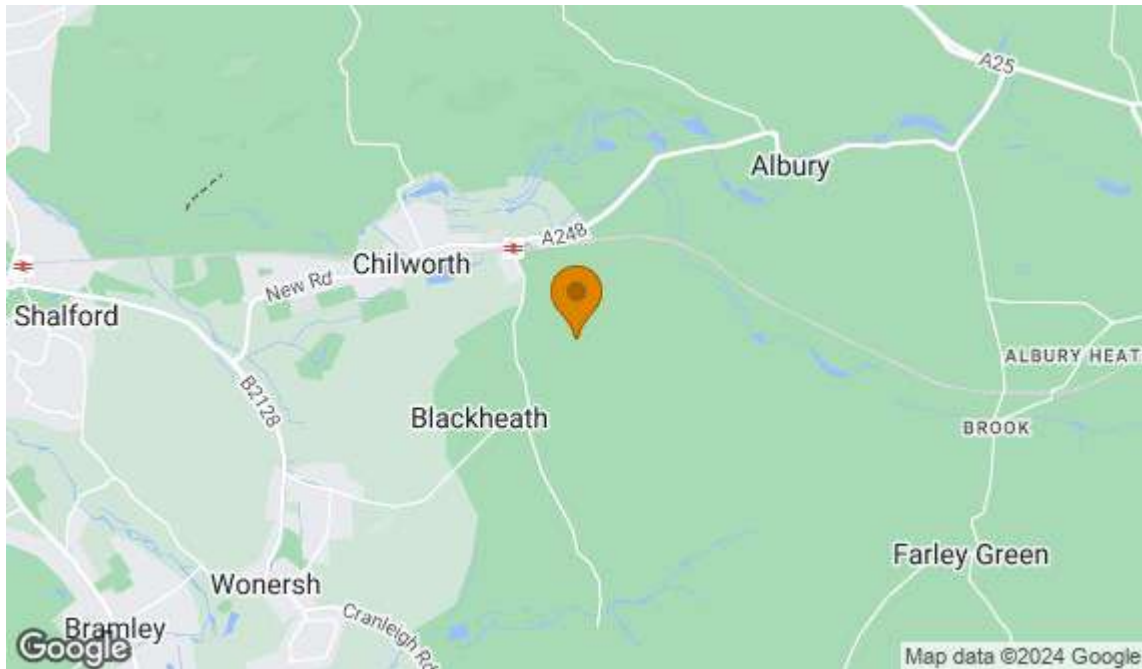
Guildford High Street - 4 miles

Wonersh Village shop and pub - 2 miles

Cranleigh School - 6.8 miles

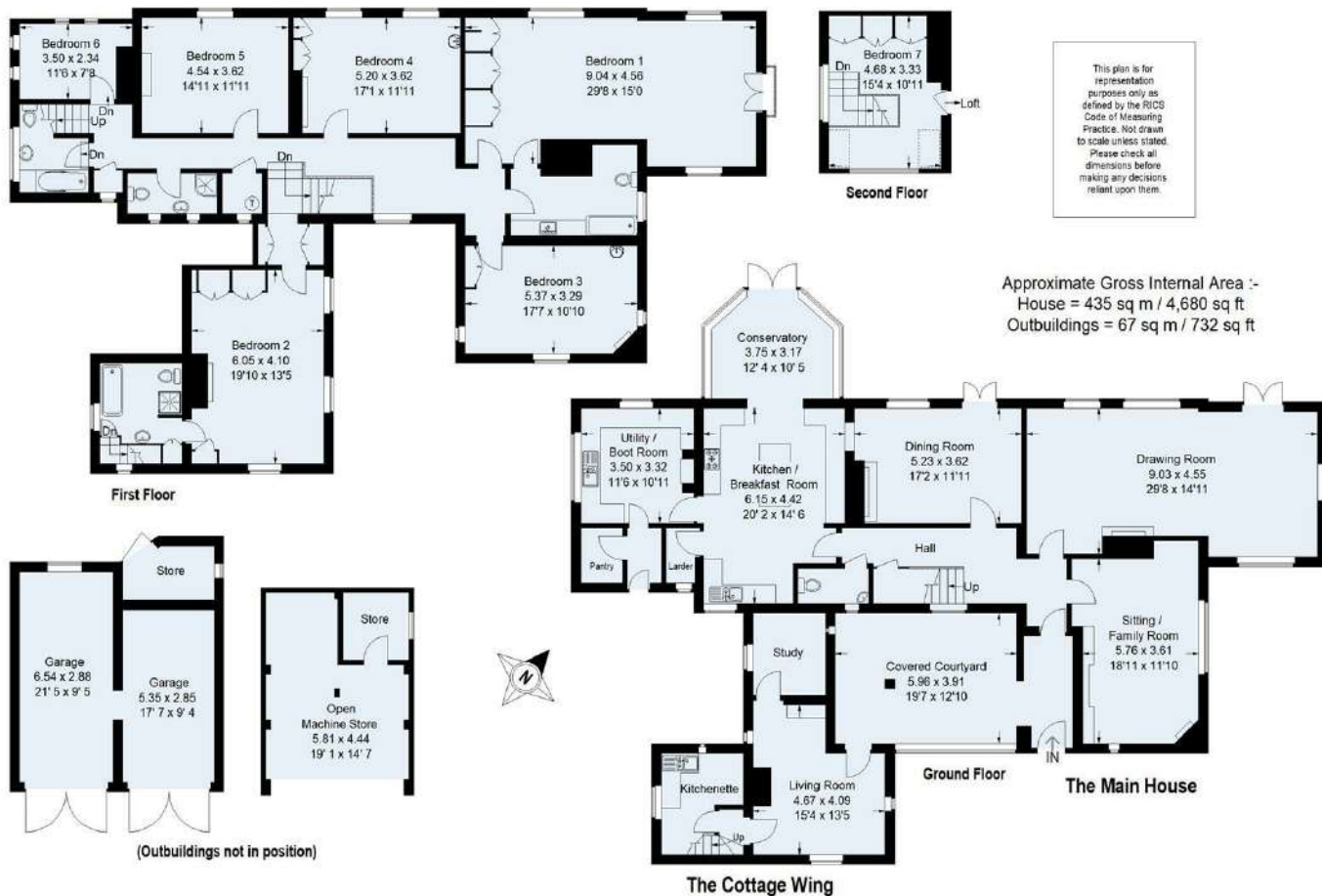
Charterhouse and Priors Field Schools - 7 miles

St Catherine's School, Bramley - 2.7 miles



DIRECTIONS

From Guildford take the A281 Horsham Road to Shalford and turn left at the mini roundabout towards Wonersh. Carry on out of the village passing the turning to Chilworth and take the next turning on the left into Blackheath Lane and continue into Blackheath. Carry straight on over the crossroads to the top of the lane and bear left at the car park. Continue down to the end and bear left onto a sandy track across the common, passing Lingfield House, Aston Cottage and Little Poynetts before reaching the gates of Aston House.



LOCAL AUTHORITY

Waverley

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

6 Quarry Street
Guildford
Surrey
GU1 3UR

OFFICE DETAILS

01483 300300
info@hillclements.com
<https://hillclements.com/>