



HILL CLEMENTS
SALES AND LETTINGS



PRICE GUIDE

£1,100,000

Little Poynetts,
Blackheath, GU4 8RD

A unique opportunity to acquire a charming secluded country property that has idyllic peace and quiet, amid beautiful National Trust heathland whilst being within easy reach of London and Gatwick via train. Accessed by a quarter of a mile track across the heath, the house is set within an acre with a hard tennis court

PROPERTY SUMMARY

Little Poynetts 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 quarter of a mile 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 in 9 minutes and Gatwick in 40 minutes is only 0.7 mile. There are nearby schools in Chilworth and Wonersh and all of Guildford's schools are easily accessible.



4



1



3







Designed by Sir Charles Nicholson with an Arts & Crafts influence and an interesting Italianate feature, Little Poynetts was built in 1901 and has been enlarged and improved over the years. On the market for the first time in seventy years, the house still retains much of its original charm and character. Although requiring some modernisation, it provides the rarest of opportunities to create a stunning property in the most idyllic of locations. There are three double and one single bedrooms and a bathroom with separate WC on the first floor and three reception rooms and a kitchen with boot room, cloakroom and WC on the ground floor. There are various outbuildings including a garden room and also two garages. Little Poynetts sits within an acre of sunny and peaceful south facing gardens that include an area of woodland with woodland walk and a hard tennis court. There are amazing heathland walks and rides right on the doorstep.

Little Poynetts is perfect for those seeking a truly rural lifestyle with all the joys of country living, whilst being within easy reach of London and Gatwick







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

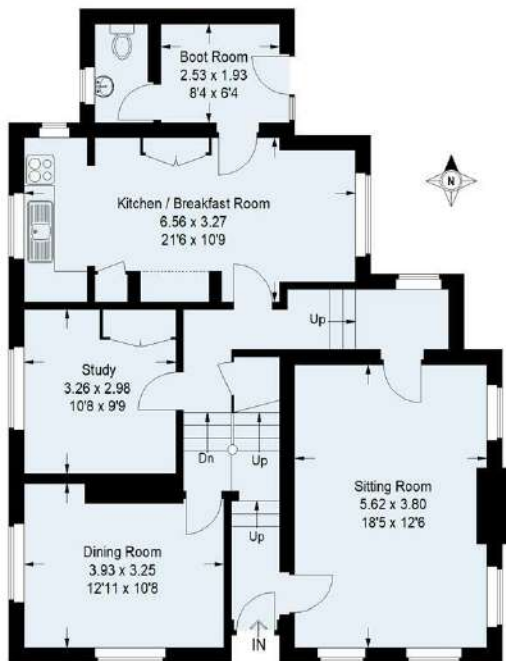
Charterhouse and Priors Field Schools - 7 miles

St Catherine's School, Bramley - 2.7 miles

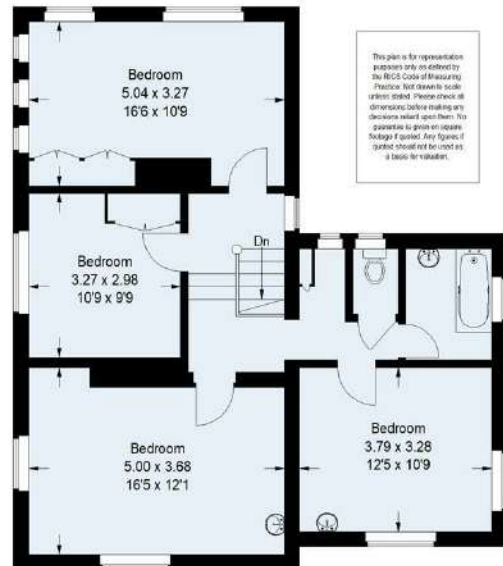


DIRECTIONS

From Guildford take the A281 Horsham Road to Shalford and turn left at the mini roundabout towards Wonersh. Carry on out of Shalford and take the first turning on the left signposted to Chilworth and Dorking. Proceed through Chilworth, passing over the level crossing and turn right just after The Percy Arms and immediately before Chilworth station, and cross the railway again into Sample Oak Lane. Carry on up Sample Oak Lane towards Blackheath and at the crest of the hill, just before reaching the village crossroads, turn left into a sandy track that leads through the heath and on to Aston House first, and Little Poyntets is then the next house immediately after.



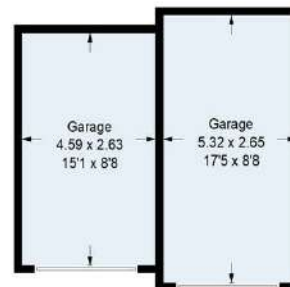
Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 91 sq m / 979 sq ft
 First Floor = 76.2 sq m / 820 sq ft
 Total = 167.2 sq m / 1799 sq ft
 Outbuildings (Including Garages) = 52 sq m / 560 sq ft

This plan is for representation purposes only and should not be relied upon. Please check all dimensions before making any decisions related to the property. This plan is not a guarantee of accuracy. Any figures quoted should not be used as a basis for valuation.



(Outbuildings not in position)

LOCAL AUTHORITY
 Guildford

TENURE
 Freehold

COUNCIL TAX BAND
 G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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



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