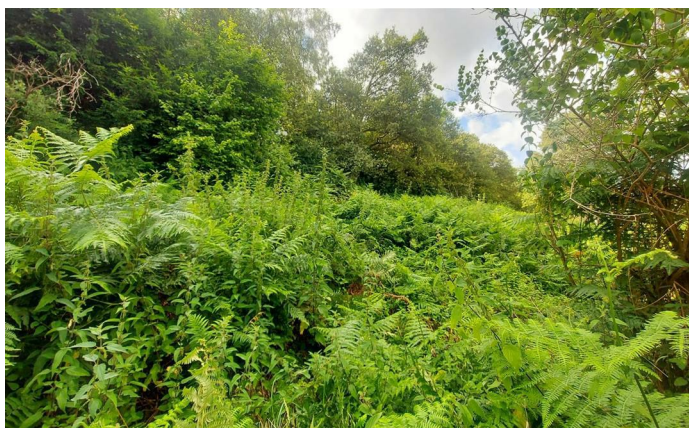




2 Hillside Cottages, Blackheath Lane, Guildford, Surrey, GU4 8QU

2 HILLSIDE COTTAGES, BLACKHEATH LANE, GUILDFORD, SURREY, GU4 8QU

ATTRACTIVE PERIOD COTTAGE	TWO-BEDROOMS
UPSTAIRS BATHROOM	OPPORTUNITY TO MODERNISE
POTENTIAL TO ENLARGE, STPP	FRONT AND REAR GARDENS
PRETTY HEATHLAND SETTING	SURREY HILLS' AONB LOCATION
NO ONWARD CHAIN	EPC: D



An attractive terraced character cottage offering potential to update and modernise; situated in the picturesque semi-rural Surrey Hills' village of Blackheath and approx. four miles from Guildford's town centre. No onward chain!

THE PROPERTY

This pretty part-tile hung mid-terrace cottage offers the incoming purchaser the opportunity to update and modernise. There is potential to extend to the rear and into the roof space, as other neighbouring properties have done, subject to the relevant planning consent. With front and rear gardens allowing direct access onto the heath, this wonderful spot offers the peace and tranquillity of village life in the Surrey Hills' AONB whilst being just four miles from central Guildford.

Accommodation comprises: living room with open fireplace and fitted alcove unit; kitchen/diner fitted with a range of units, under stair storage/larder cupboard and terracotta tiled floor. Upstairs; there are two bedrooms, one with a feature fireplace; bathroom fitted with a grey suite comprising bath, basin, W.C., part-tiled walls, storage/airing cupboard and laminate wood flooring.



THE GROUNDS

The property has a long front garden laid to lawn with a paved patio area and fenced perimeter. To the rear of the property, there is a paved courtyard with a gate allowing direct access onto the open heath and woodland. There are two outbuildings; one plumbed and set up for use as a utility room.

SITUATION

Blackheath is a picturesque village and one of the smallest in Surrey, situated around 4-miles south-east of Guildford and within the Surrey Hills Area of Outstanding Natural Beauty (AONB), offering miles of walking, cycling and riding country. The village is surrounded by open heathland, much of which is Common land, and lies within the Surrey Hills National Landscape and part of Blackheath Common is a Site of Special Scientific Interest (SSSI). There is a village hall and cricket club, Barnett Hill hotel whilst the largest property in the village is St Augustine's Abbey, home to a community of Roman Catholic Benedictine monks. Nearby amenities in neighbouring villages, Chilworth and Albury, include a village shop, post office and general store, The Percy Arms gastropub and The Drummond at Albury. The nearest railway station is close by in Chilworth, which runs between Guildford and Dorking on the Reading to Gatwick Airport line. More comprehensive facilities can be found in Guildford town centre with its comprehensive range of shopping, social, recreational and educational facilities. There is an excellent number of both state and private schools in the locality, serving all age groups.

GUILDFORD | 4 miles

CHILWORTH RAILWAY STATION | 0.8 miles

GUILDFORD MAINLINE STATION | 4.4 miles

LONDON WATERLOO | from 35 minutes by train (from Guildford mainline station)

CENTRAL LONDON | 36 miles

GATWICK AIRPORT | 23 miles

Blackheath Lane, GU4

Approximate Area = 718 sq ft / 66.7 sq m
 Outbuilding(s) = 53 sq ft / 4.9 sq m
 Total = 771 sq ft / 71.6 sq m
 For identification only - Not to scale

LOCAL AUTHORITY

Waverley Borough Council

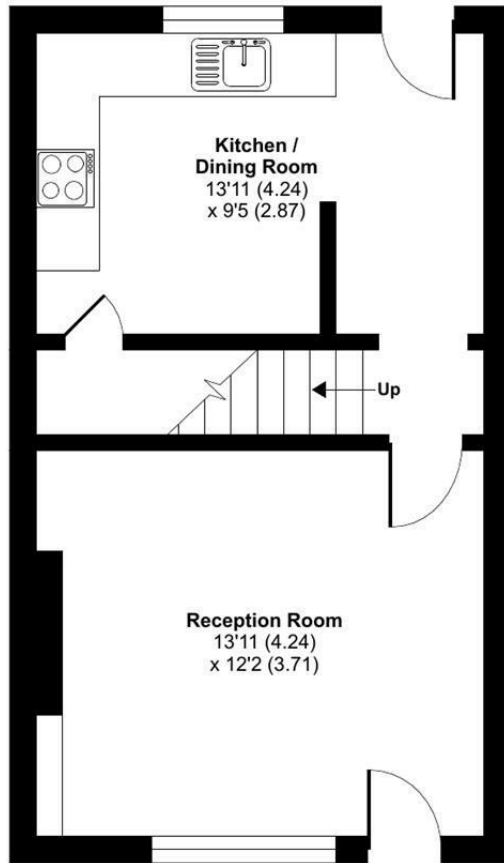
COUNCIL TAX

Band: D

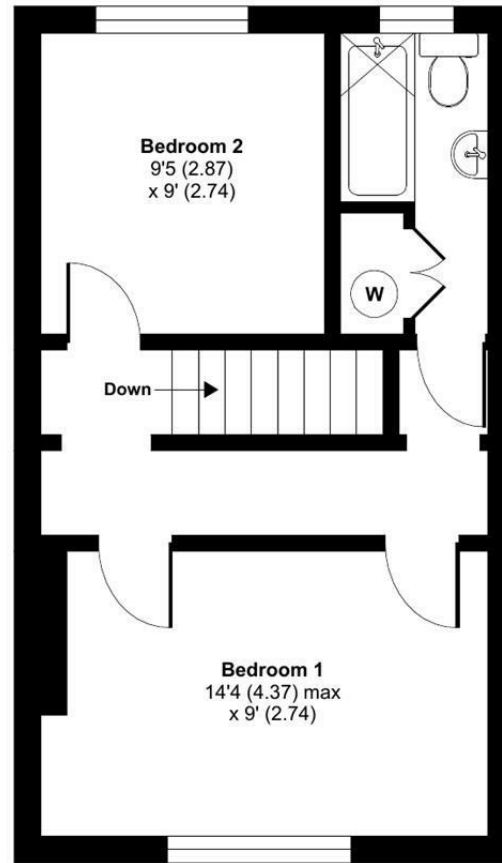
SERVICES

All mains services connected

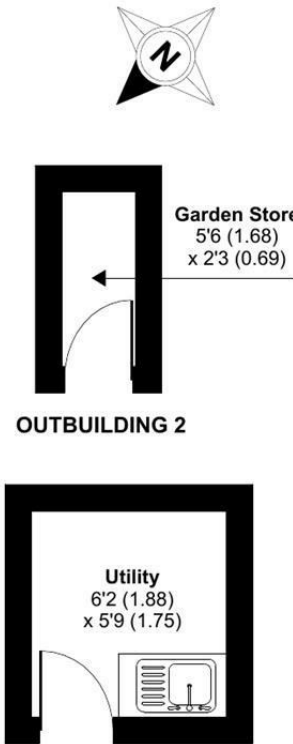
2nd June 2025



GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2

OUTBUILDING 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Clarke Gammon. REF: 1093213

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DIRECTIONS

SAT NAV REF: (Post Code: GU4 8QU)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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