



**16 Blackheath Grove, Wonersh, Surrey GU5 0PU**

**Price £795,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## Property Description :

An extended & very well presented 4 bedroom semi-detached family home situated in a quiet cul-de-sac within circa 1/2 mile of Wonersh village. Spacious ground floor accommodation comprises an entrance lobby with door through to a large sitting room with feature open fireplace open plan to a dining area with understairs cupboard & large arch through to the kitchen/breakfast room. This well fitted kitchen comprises an extensive range of units with solid wood worktops, integrated appliances, a gas hob with extractor hood over & a breakfast area with an island doubling up as an area to eat with 2 sets of double doors leading out to the patio & garden. To the far end of the kitchen there is a utility area & wc. A door from the dining area leads through to a great size dual aspect family room with skylight & doors leading out to both the front & rear gardens. The first floor offers 3 double bedrooms, a 4th single bedroom & a family bathroom with bath & wall mounted shower. This light, spacious & energy efficient property benefits from solid wood flooring on the ground floor & double glazed leaded light windows. Outside the front garden is bordered by mature hedging to the front, with a pedestrian gate providing access to a path with lawn to either side leading to the front door & paved area to the side. There is off-street parking for several cars to the front of the property (and scope for additional spaces). The very well tended & private rear garden boasts an extensive paved patio to the rear of the property with lawn beyond, enclosed by mature hedging, trees & shrubs. Situated in a quiet residential road on the edge of this popular Surrey Hills village with local facilities & providing easy access to Tillingbourne Junior school, Bramley & Guildford. Must be seen !

## Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction on to Upper Street, then left on to the A25 towards Guildford. Turn left on to the A248 towards Albury & Chilworth. Continue straight through the villages of Albury & Chilworth until you reach a T-junction. Turn left towards Wonersh, then turn left again onto Blackheath Lane. Take the first turning on the left into Blackheath Grove where you will find No. 16 at the end of the cul-de-sac on your right.

## Situation :

Situated in a popular road in Wonersh, which has a local village store/post office, doctors surgery, chemist & public house with restaurant & a sought after primary school within circa 1 mile of Bramley village, which offers numerous local shops including 2 general stores, a library, cafe, pub, restaurants etc. providing easy access to excellent local schools, walks, bike rides etc. & within circa 3 miles of Shalford station, & 4 miles of Guildford town centre & mainline station & within 6 miles of Cranleigh.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax - Waverley Council - Band E £2,887.58 per annum (2024-25)

All Mains Services

Your Local Independent Estate Agent

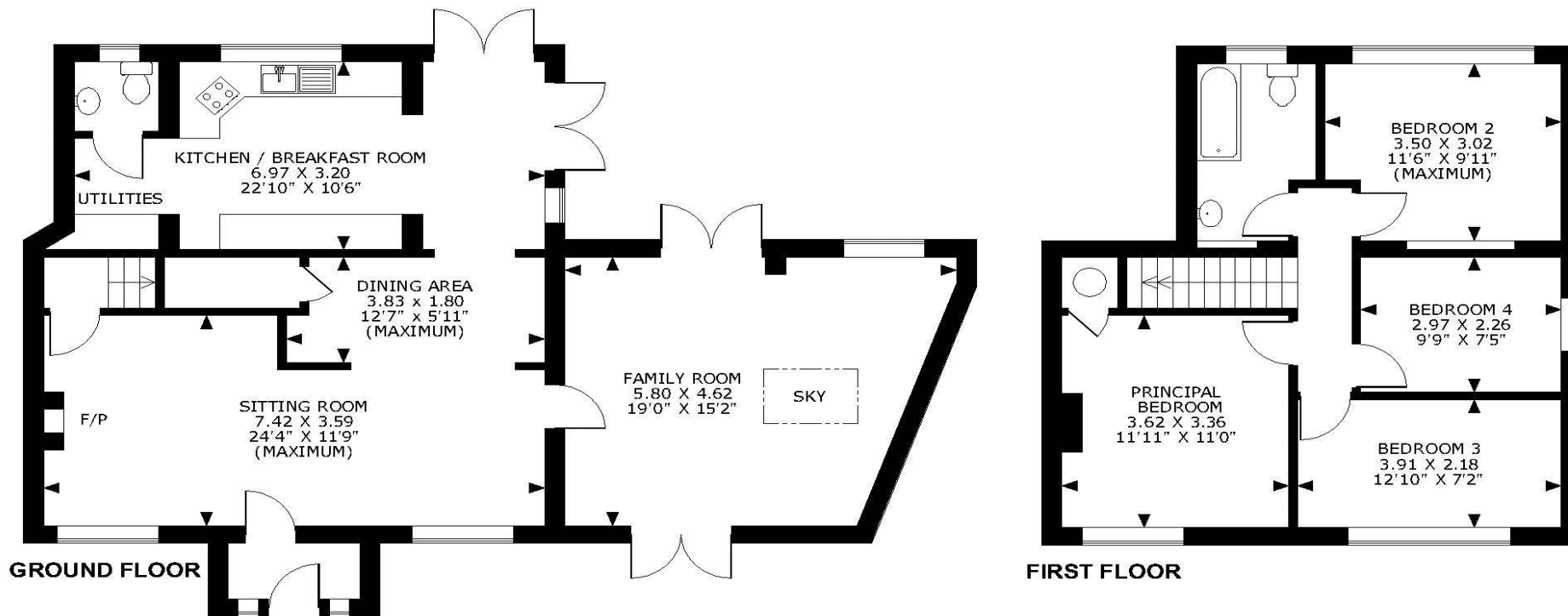
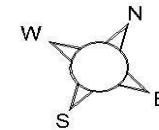




Please call 01483 205150 to arrange a viewing

# 16 Blackheath Grove, Wonersh, Surrey GU5 0PU

**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 913 SQ FT/85 SQ M**  
**FIRST FLOOR = 553 SQ FT/51 SQ M**  
**TOTAL = 1466 SQ FT/136 SQ M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8606420/NJD

Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Terra Cotta (Estate Agents) Ltd**

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147

**Opening Hours**

Monday to Friday 09:00am – 5:30pm

Saturday 09:30am – 5:00pm

[nicola@terracotta.co.uk](mailto:nicola@terracotta.co.uk)

[www.terracotta.co.uk](http://www.terracotta.co.uk)