



**4 Hillside Cottages, Blackheath Lane, Blackheath
Surrey GU4 8QU
Price £499,950 Freehold**

TERRA COTTA

Independent Estate Agents

Property Description :

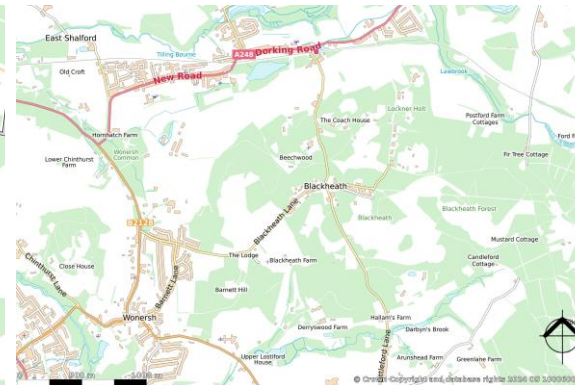
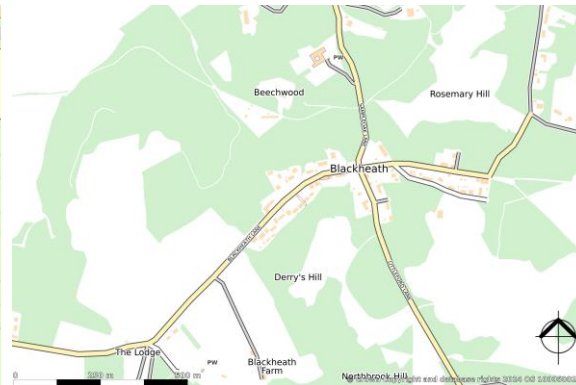
A superbly presented 2 double bed character cottage situated in the heart of this sought after rural hamlet, offering accommodation to include a good size reception room with log burner, a very well fitted kitchen/breakfast room with fully integrated appliances & space for table & chairs, 2 double bedrooms with fitted wardrobes & a spacious & recently fitted upstairs shower room. To the front of the property there is a detached garage (requiring some upgrading) with a path to one side leading up to the side of the house & front door. There is an attractive & good sized enclosed front garden & a smaller rear garden with direct access to walks etc. to the rear. Located in the Surrey Hills village of Blackheath, providing easy access to the A25, Guildford & Cranleigh. No onward chain. 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. Proceed straight through Albury village towards Chilworth. Immediately before the Percy Arms on your right, turn left & proceed over the railway track (by Chilworth station). Follow this road through the single track until you come to the crossroads. Turn right, where you will find No. 4 Hillside Cottages on your left (after approx. 100 yards).

Situation :

Situated in the heart of the very small & peaceful rural hamlet of Blackheath, an area of outstanding natural beauty, which offers a village hall, part-time cafe, the annual Blackheath Village Fair & cricket club. There are numerous walks & bridle paths through the village, & it's located within a few minutes drive of Wonersh, Chilworth & Albury (offering general stores/post office, pubs, restaurants & cafes). The property is well situated for numerous sought after schools as well as Guildford & Cranleigh.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100	A	92-100	A
89-91	B	91-91	B
86-88	C	89-91	C
83-85	D	87-89	D
81-82	E	85-86	E
79-80	F	82-84	F
77-78	G	81-81	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EJ Directive 2002/91/EC		EJ Directive 2002/91/EC	

Council Tax - Waverley Council - £2362.57 per annum (2024-25)

All Mains Services

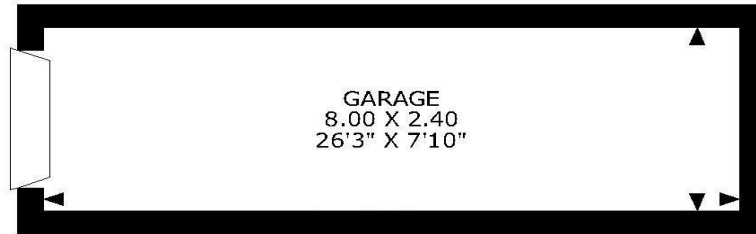
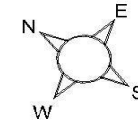
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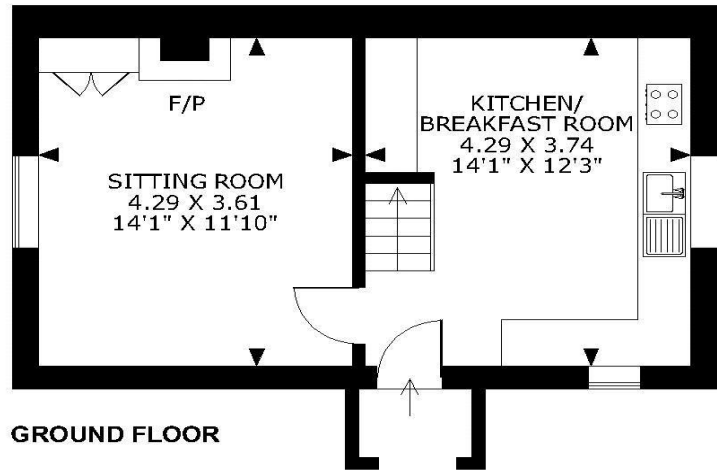
Please call 01483 205150 to arrange a viewing

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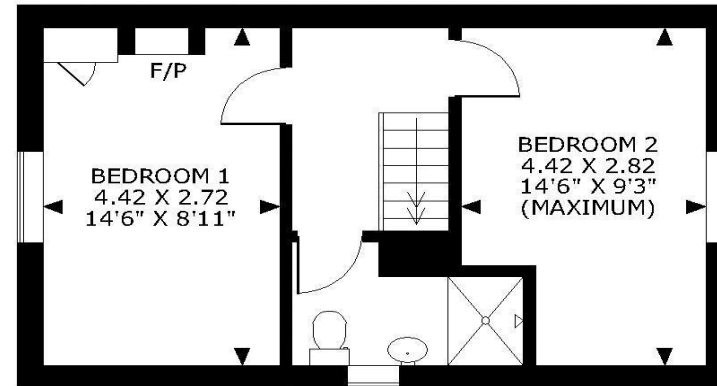
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 346 SQ FT/32 SQ M
FIRST FLOOR = 357 SQ FT/33 SQ M
TOTAL = 703 SQ FT/65 SQ M
GARAGE = 207 SQ FT/19 SQ M



NOT SHOWN IN ACTUAL LOCATION



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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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.

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