



**Queen Victoria Cottage, Blackheath Lane,
Blackheath, Surrey GU4 8RB
Price OIEO £1,175,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

A recently converted, high specification 3 double bedroom cottage with planning permission to convert the adjoining building (current category is "sui generis") into additional residential accommodation to transform it into a 2800 sq ft 5 bed family home with large garden in a rural & peaceful location in Blackheath village.

Accommodation in the cottage comprises an entrance hall with utility room, wc & under stairs cupboard leading to a sitting room with a feature painted brick wall & part-beamed ceiling & further double doors lead to a superbly fitted kitchen with an extensive range of units to include an island with breakfast bar & wine fridge, other fitted appliances, a butler sink & granite work surfaces, & a stable door leading to the rear garden. This is open plan to the dining area with ample space for table & chairs & includes a study area. The ground floor benefits from a stunning wood effect porcelain tiled floor & under floor heating. Upstairs offers 3 double bedrooms with fitted wardrobes, the principal bedroom has an ensuite shower room. There is also a spacious family bathroom with large freestanding bath with handheld shower. The property benefits from high specification doors & fittings throughout & includes plantation shutters. There is permission to knock through from the cottage to the adjoining building from the study area on the ground floor, & the staircase & bed 2 on the first floor, to join the two together.

The adjoining building has been refurbished & has plumbing in place but requires radiators, the electrics & walls are completed, & it then only requires flooring to be installed. Accommodation in this part consists of a large drawing room with feature fireplace to the front, a family room with skylight & double doors to the garden to the rear, an adjacent study with skylight & door to garden & an area with storage cupboard & plumbing for a shower room. Upstairs offers a large double bedroom, a smaller double/large dressing room & plumbing for a shower room. There is also a full height lower ground floor with scope to create a cinema room/gym. The cottage & adjoining building are being sold as one, although are on 2 separate titles.

To the front there is an area of parking for 3-4 cars & to the rear there is a paved patio, & areas laid to lawn with steps up to a large area of lawn, enclosed by close boarded wood fencing. At the top of the garden a gate provides direct access to the heath. Located in a quiet part of this small, sought after village providing easy access to Wonersh, Chilworth (circa 20 mins walk to station) & Albury, which all offer local shops, coffee shops & pubs & still only a 15 min drive into central Guildford. Superb value. Must be seen !





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		107 [A]
81-91	B	81 [B]	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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 Wonerish, 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.

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 left, where you will find Queen Victoria Cottage on your left (immediately after the small car park).







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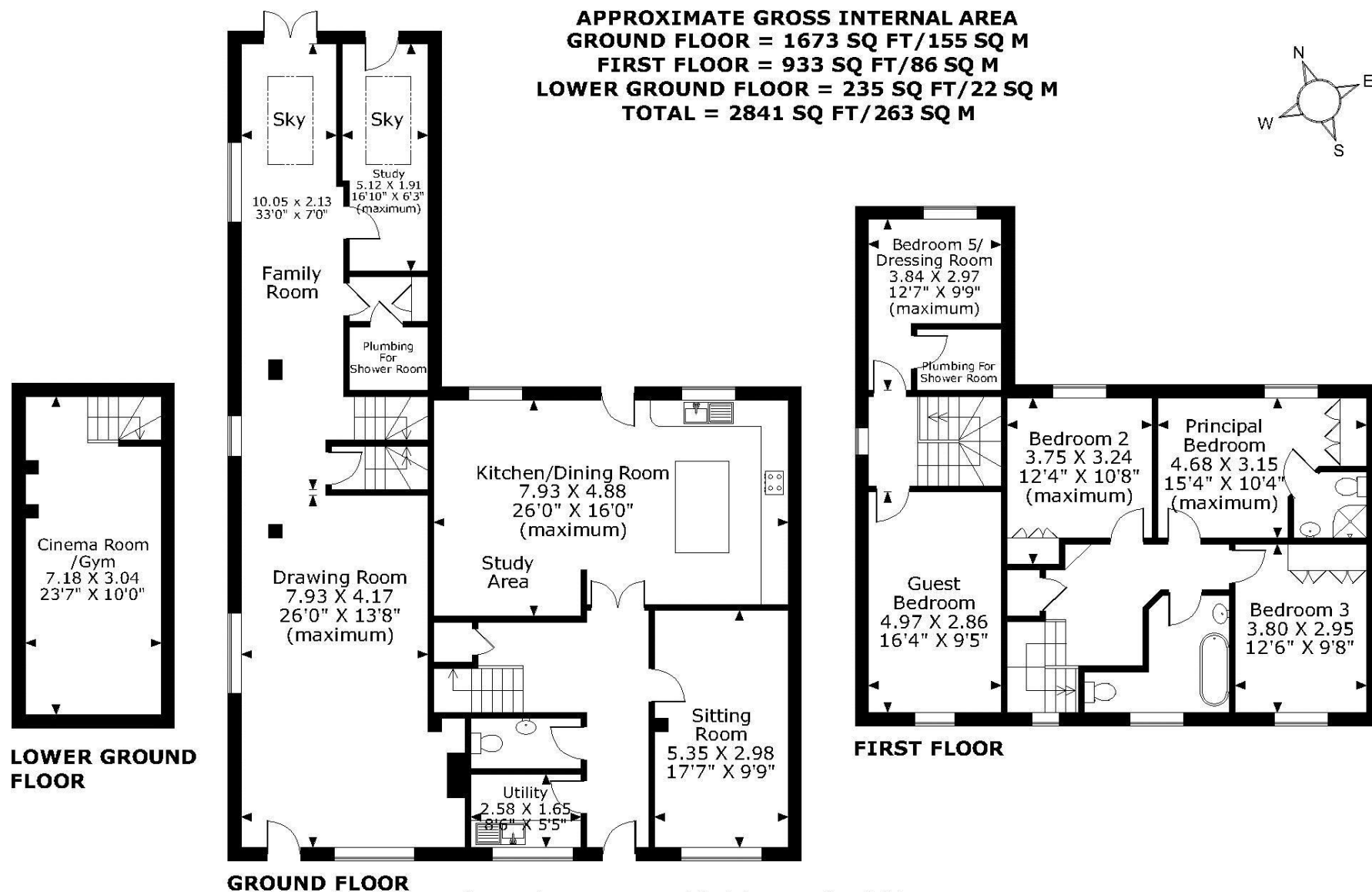
Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax Waverley Borough Council 01483 523333 –
Band F £3740.22 per annum (2026-27)**

All Mains Services

Queen Victoria Cottage, Blackheath Lane, Blackheath, Surrey GU4 8RB



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