

Chestnut Corner

Guildford, Surrey



 Knight
Frank



A superbly presented semi-detached cottage with summer house, garden and parking.

Guildford 4.6 miles (London Waterloo from 33 mins), Godalming 5.3 miles (London Waterloo from 41 mins),

Dorking 10.6 miles (London Waterloo from 53 mins)

Airports: London Heathrow 25 miles, London Gatwick 23 miles

(All distances and times are approximate)



3



2



2

Summary of accommodation

Dining room | Living room | Kitchen

Principal bedroom suite | Two further bedrooms | Two bathrooms

Garden | Parking | Summer house

Granted planning permission to extend the house
Application number WA/2024/00984

Situation

Located in the heart of the Surrey Hills, an Area of Outstanding Natural Beauty, the village of Blackheath offers the most idyllic situation surrounded by heathland, providing ample opportunities for walking, riding, cycling and outdoor pursuits. Blackheath is a much-requested village with a thriving community with its own church, cricket green and village hall.

Guildford is easily accessible and the local villages of Chilworth, Shamley Green, Albury and Wonersh have local convenience shops with Chilworth benefitting from railway stations linking into Guildford. There are main line stations at Farncombe and Godalming offering fast and frequent services to London Waterloo with journey times from about 35 minutes.

There are many schools within easy reach including Aldro, Longacre, St Catherine's, King Edwards, Duke of Kent, Hurtwood House, Cranleigh and Charterhouse.





Chestnut Corner

This charming semi-detached Victorian cottage is a perfect for anyone seeking a peaceful and idyllic living experience. The property is beautifully presented with its delightful, spacious and functional accommodation. The property also has the added benefit of granted planning permission to extend the house on the ground floor, to create a utility room and downstairs cloakroom, as well as a wonderful open plan

kitchen/breakfast room, leading onto the garden.

The application number is WA/2024/00984.

The ground floor benefits from a light and airy kitchen, a large living room and dining room that boasts ample space to entertain guests with double doors that lead into the garden, providing massive amounts of natural light.

On the first floor there are two bedrooms and a generous bathroom. The substantial principal bedroom with an en suite bathroom, is located on the second floor.



BEDROOMS



EXISTING FLOOR PLAN

Approximate Gross Internal Floor Area
1012 sq ft / 94.1 sq m
Outbuildings: 175 sq ft / 16.2 sq m
Total: 1187 sq ft / 110.3 sq m

Reception
Bedroom
Bathroom
Kitchen/Utility
Storage
Outside



Ground Floor



First Floor



Second Floor

GRANTED PLANNING PERMISSION

Approximate Gross Internal Floor Area
1473 sq ft / 136.9 sq m

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1473 sq ft / 136.9 sq m



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Garden and Grounds

Surrounded by mature hedging that provides privacy and seclusion, the garden is primarily laid to lawn interspersed with fruit and specimen trees. To the rear of the garden is a summer house which is perfect for additional storage or accommodation.



Property Information

Services

We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

Local Authority

Waverley Borough Council 01483 523333

Council Tax

Band D

EPC Rating

F

Directions (Postcode GU4 8RA)

From Guildford proceed south on the A281 towards Horsham. In Shalford, continue over the railway bridge and at the roundabout take the first exit. Continue on towards the village of Worplesdon. Just before the village, turn left into Blackheath Lane signposted to Barnett Hill and Blackheath. Continue for about 1 mile into the centre of Blackheath and before the crossroads, Chestnut Corner will be found on the left hand side just after the village hall.

Viewing

Viewing is strictly by appointment through Knight Frank.



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