

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

TERRA COTTA
Independent Estate Agents









PROPERTY DESCRIPTION

A unique opportunity to create a 2,800 sq ft family home in the heart of sought-after Blackheath Village. This well appointed three-bedroom cottage is offered together with the adjoining building, with planning permission already granted to create a generous five-bedroom residence. Significant investment has already been made, with major structural works completed and plumbing and electrics installed within the adjoining building. With no CIL liability and only the final stages of the project remaining, this presents an outstanding opportunity for owner-occupiers, developers and investors alike. The cottage itself has been recently converted, offering stylish and well-balanced accommodation throughout.

The ground floor comprises an entrance hall, utility room and cloakroom, leading to an attractive sitting room featuring a part-beamed ceiling and painted brick feature wall. Beyond lies an impressive open-plan kitchen and dining space, centred around a large island with breakfast bar, granite worktops, butler sink, wine fridge and integrated appliances. The dining area provides ample space for entertaining and incorporates a dedicated study area. Underfloor heating and wood-effect porcelain flooring extend throughout the ground floor.

The first floor comprises three good sized double bedrooms with fitted wardrobes, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom featuring a freestanding bath.

The approved plans incorporate the adjoining building to create a substantial five-bedroom home extending to approximately 2,800 sq ft. Additional accommodation will include an elegant drawing room, an impressive 26 ft family room opening onto the garden, a study, shower room, additional bedrooms and a full-height lower ground floor offering excellent potential for a gym, cinema room, studio or hobby space.

Externally, the property benefits from off-road parking for three to four vehicles and a large rear garden backing directly onto heathland and woodland. A private gate provides direct access to the heath, creating a unique connection to the surrounding countryside. Situated within a peaceful and highly regarded Surrey village, the property enjoys convenient access to Wonersh, Albury and Chilworth station, while Guildford town centre is within easy reach. No onward chain !





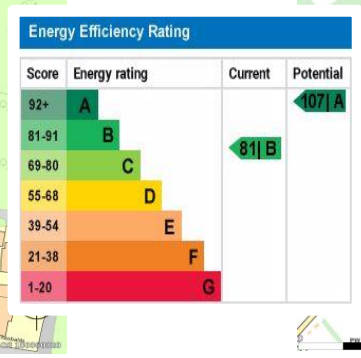









The Volunteer (PH)
Rosemary Cottage
Queen Victoria Cottage
Prior Abbot Cottage
St Anthonys
The White Cottage
93.4m
Heatherlea
Winter Meadow
Wintermeadow Lodge
Camerton Cottage
Heath House
Theobalds Cottage
Cobbins
Blackheath
path (um)
100 m


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


The Coach House
Beechwood
Rosemary Hill
Blackheath
Derry's Hill
200 m



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. The 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.



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).








LOWER GROUND FLOOR







Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150 – Registered No: 03516147

Opening Hours

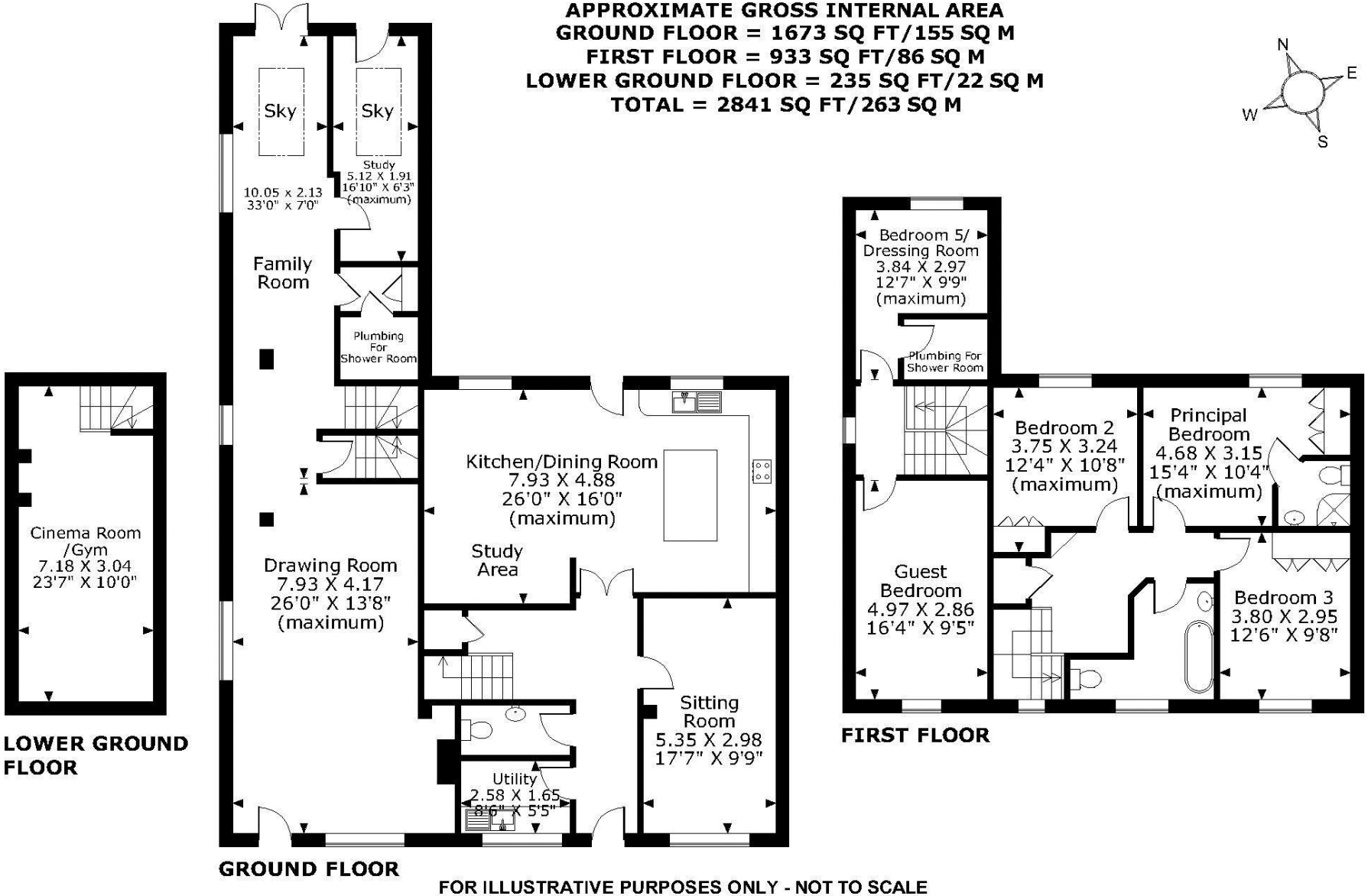
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

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

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1673 SQ FT/155 SQ M
FIRST FLOOR = 933 SQ FT/86 SQ M
LOWER GROUND FLOOR = 235 SQ FT/22 SQ M
TOTAL = 2841 SQ FT/263 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/8585838/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.