



**Queen Victoria Cottage & Ancillary Building,
Blackheath Lane, Blackheath, Guildford, Surrey, GU4 8RB**

CLARKE  GAMMON
1919

Queen Victoria Cottage & Ancillary Building

BLACKHEATH LANE, BLACKHEATH, GUILDFORD, SURREY, GU4 8RB

A rare opportunity to acquire and complete the transformation of a landmark property, combining Queen Victoria Cottage with an adjoining ancillary building to create a substantial and highly individual single residential dwelling in the heart of the sought-after Surrey village of Blackheath.

Offered for sale together to a single purchaser, the two properties provide a unique combination of existing accommodation, future development potential and lifestyle appeal, extending overall to approximately 2,873 sq ft, together with generous gardens, driveway parking for approximately 3–4 vehicles and ancillary basement/storage space. The property represents an exciting opportunity to create a bespoke village home of considerable character and scale.

Queen Victoria Cottage is already presented as an attractive and well-appointed family home, finished in a contemporary style throughout and offering bright, flexible accommodation ideally suited to modern living. The kitchen/dining space forms the heart of the house, centred around a substantial island unit with quartz worktops and complemented by ample dining and entertaining areas. A separate reception room to the front provides flexibility for use as a formal sitting area, media room, home office or family space, whilst the bedroom accommodation is arranged over the upper floors and includes a principal bedroom with en-suite, together with further well-proportioned bedrooms and a modern family bathroom.

The adjoining ancillary building has already been substantially progressed internally to a first-fix standard and currently offers additional accommodation including a first floor bedroom with walk in wardrobe and ensuite bathroom, together with generous ground floor living areas. The approved planning permission under reference WA/2024/000149 allows for the combining of both properties into a single residential dwelling, creating a compelling opportunity for a purchaser to complete and personalise the scheme to their own specification and layout requirements. There is considerable flexibility within the existing arrangement, with ample scope to reconfigure the living accommodation and create a truly exceptional village residence. Importantly, approximately 2.5 years remain to implement the consent.

Externally, the cottage enjoys landscaped gardens and terraces together with direct gated access onto Blackheath Common, comprising approximately 250–300 acres of protected heathland within the Surrey Hills Area of Outstanding Natural Beauty, offering open countryside views, extensive walking routes and a highly desirable semi-rural setting.

The property may appeal to a variety of purchasers, including those seeking multi-generational living, combined principal and ancillary accommodation, or lifestyle purchasers looking to create a landmark home within one of Surrey's most desirable village settings.

- **Adjoining ancillary building**
- **Ancillary building already progressed**
- **Approx. 2.5 years remaining to implement planning permission**
- **Popular central village location**
- **Planning permission (granted) to combine both buildings into one dwelling**
- **Considerable scope to personalise and reconfigure accommodation**
- **Landscaped gardens with direct access onto Blackheath Common**
- **EPC Rating: B**

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Local Authority: Waverley Borough Council / Tax Band F

Services: All mains services are connected to the property









PLANNING INFO

The ancillary building benefits from planning permission under reference WA/2024/000149 for integration with Queen Victoria Cottage to create a single residential dwelling. Purchasers are advised that approximately 2.5 years remain to implement the consent.

The properties are to be sold together as a single lot.

The ancillary building is currently listed as an Asset of Community Value (ACV). An application has been submitted to Waverley Borough Council for the ACV listing to be reviewed in light of the recent planning approval and is currently awaiting formal determination.

Prospective purchasers should also note that Waverley Borough Council has confirmed that a Community Infrastructure Levy (CIL) liability of approximately £60,250 will become payable upon commencement of the approved development works. Further information is available upon request.

All prospective purchasers are advised to rely upon their own investigations and satisfy themselves regarding all planning, legal and technical matters relating to the property and proposed development.



SITUATION

The properties occupy a central yet tucked-away position within Blackheath village, surrounded by miles of protected heathland and countryside whilst remaining within convenient reach of Chilworth station, providing rail connections to Reading, Guildford and Gatwick Airport, all of which offer further connections into London and the South Coast.

Blackheath itself is one of Surrey's most sought-after villages, known for its attractive rural surroundings. Village amenities include a cricket pavilion, village hall and church, together with immediate access onto the Surrey Hills Area of Outstanding Natural Beauty. The surrounding countryside offers excellent walking, cycling and riding opportunities, whilst nearby Guildford provides an extensive range of shopping, leisure and educational facilities.

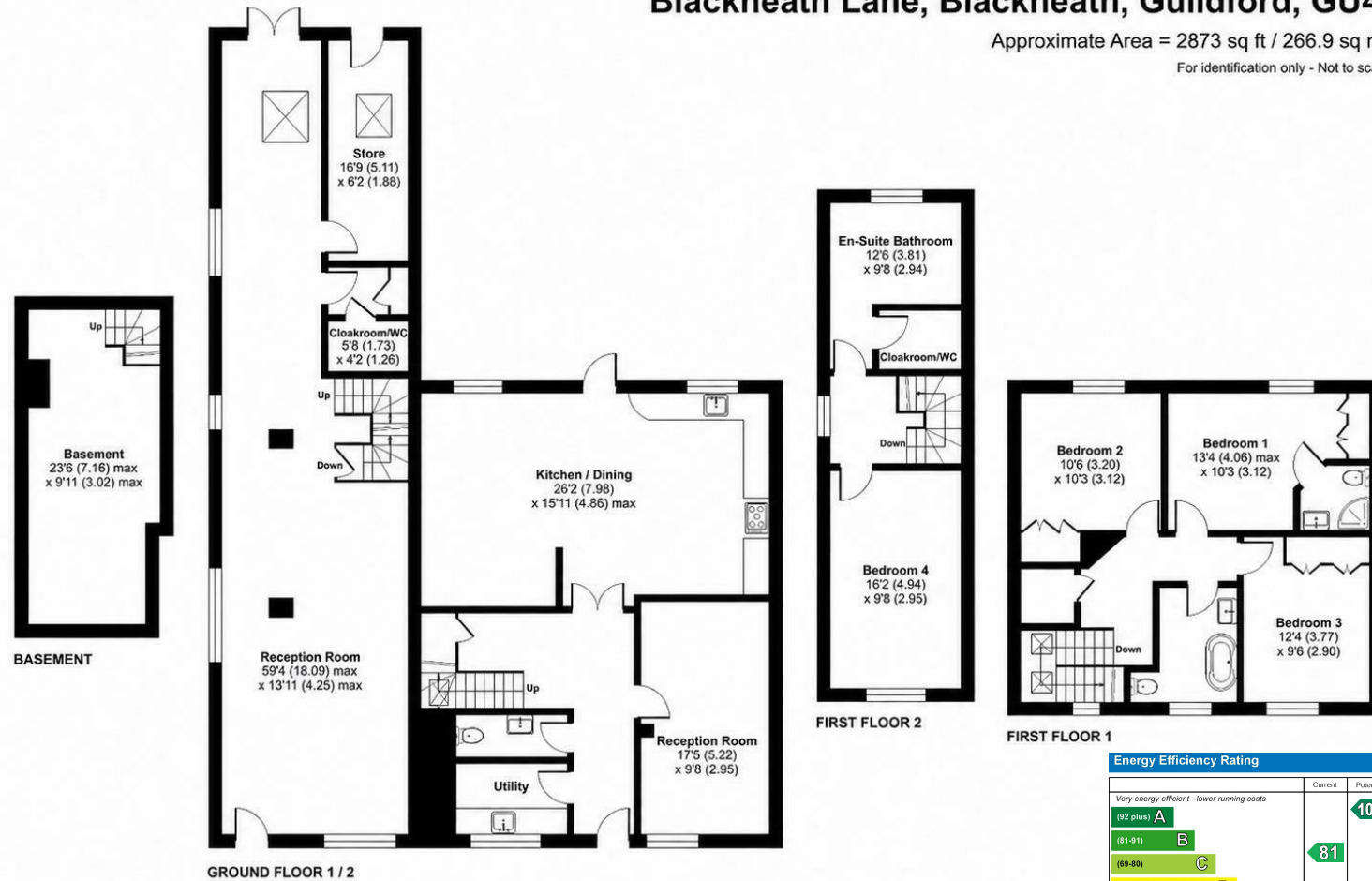
DIRECTIONS

From Shalford, proceed south along the A248/B2128 towards Wonersh. Before reaching Wonersh village, turn left onto Blackheath Lane and continue through the centre of Blackheath village. At the crossroads, proceed straight ahead towards Blackheath Lane car park, where Queen Victoria Cottage will be found shortly thereafter on the left-hand side. Ample parking is available.

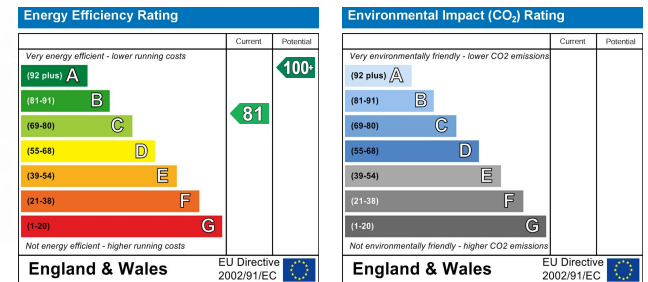
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Approximate Area = 2873 sq ft / 266.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1449584



AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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