

BURLS

Blackheath



Chantryes
& Pewleys

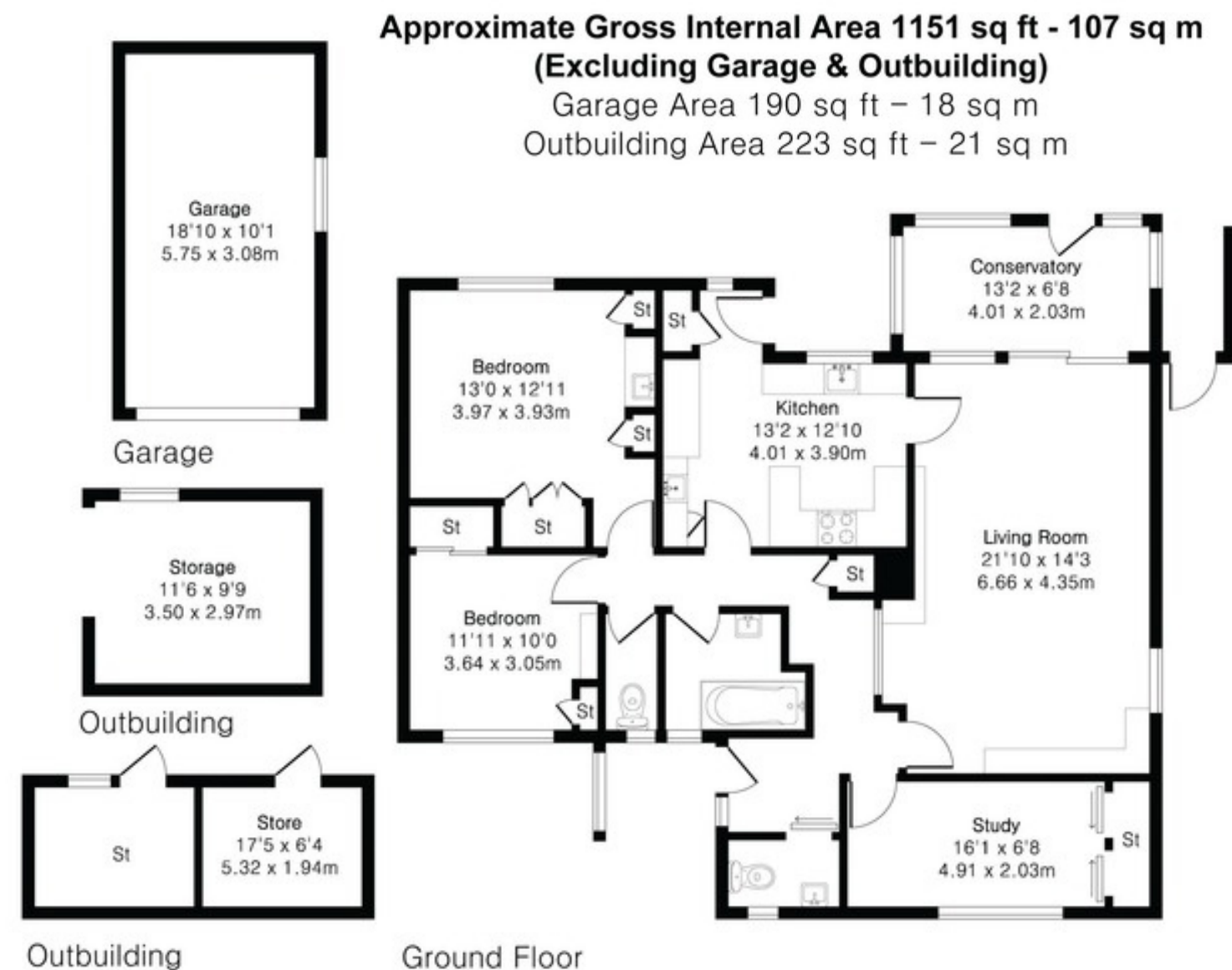
ESTATE AGENTS



AT A GLANCE

Detached two-bedroom single-level home
Offered with vacant possession
Requires complete modernisation
Approximately 1,151 sq ft of internal accommodation
Separate kitchen and conservatory
Dedicated study
Good-sized rear garden
Garage, off-road parking and useful outbuildings
Village setting in Blackheath, within the Surrey Hills

Tenure: Freehold. **Council Tax Band:** F **EPC:** E



FROM THE AGENT

The opportunity here is in the combination of the plot and the existing footprint. The living room already gives the house a generous main space, while the conservatory opens towards the garden.

With complete updating required, there is real scope for the next owner to rethink the interiors and make much more of that relationship.

Warmly,

Andy

Andy Moran
Director



LIVING SPACES

At 21'10 in length, the living room is the largest room in the house and forms its main living space.

Its long footprint allows different areas for seating and furniture without dividing the room physically. A fireplace sits along one wall, while glazing at the far end draws the eye towards the conservatory and garden beyond. That relationship with the rear of the property is important. Rather than the main living room ending at an external wall, the conservatory continues the accommodation towards the garden and provides a place to sit with a much wider view outside. The conservatory has glazing on three sides, with a door opening directly into the garden.

The kitchen sits centrally within the plan, between the bedroom accommodation and the living areas. At 13'2 x 12'10, there is a useful amount of floor area to work with. The existing kitchen is arranged with units and work surfaces around the room, together with space for appliances. It is clearly one of the areas where modernisation would make a significant difference. Its position next to the conservatory and living room is also relevant when considering how the house might be reworked, subject to any necessary consents and professional advice.

A separate study sits at the front of the house and measures 16'1 x 6'8. It gives the property a useful room away from the main living area and provides dedicated space for working from home, hobbies or general day-to-day use without taking over either bedroom. There is also a separate WC close to the entrance.



ACCOMMODATION



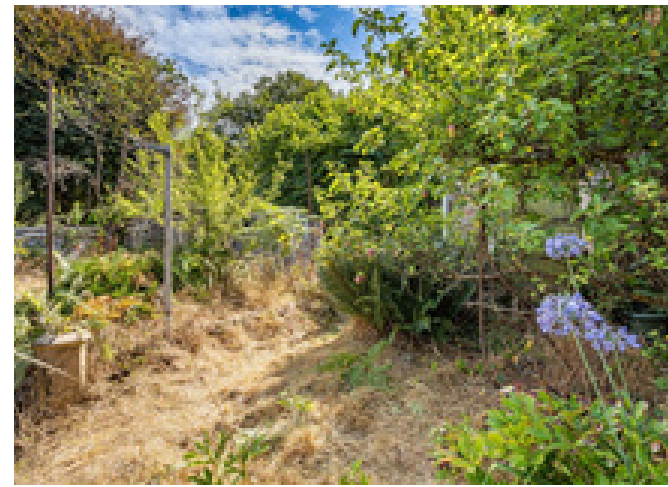
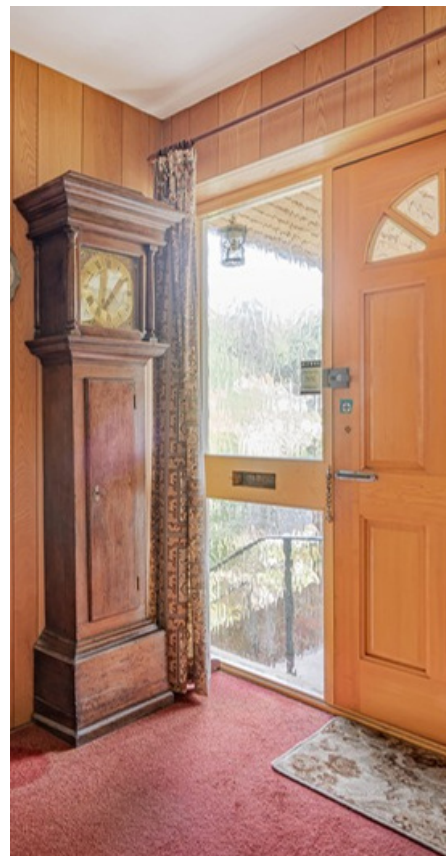
The two bedrooms sit together on the opposite side of the house from the main living room.

The larger bedroom measures 13'0 x 12'11, while the second measures 11'11 x 10'0. Both have built-in storage shown on the floorplan.

The bathroom sits between the bedrooms and main hallway and is currently fitted with a bath and wash basin. A separate WC is positioned immediately alongside.



As with the kitchen, the bathroom accommodation requires updating and gives the next owner the opportunity to approach the interior as a complete project rather than making isolated changes.



GARDEN & OUTBUILDINGS

The rear garden is one of the property's defining features. It has good depth and a sunny, open character, with established shrubs, trees and planting around the boundaries. The photographs show a series of existing beds, paths and terraces which could be reconsidered as part of the wider renovation.

Importantly, the garden is visible directly from the conservatory. Improving that connection has the potential to change how the main living areas relate to the outside space.

There are also two useful outbuildings. The larger provides approximately 223 sq ft of additional space in total, giving useful storage alongside the main house.

A driveway leads to the garage and provides off-road parking, adding a practical element that complements the additional storage elsewhere on the plot.





Chantries & Pewleys

01483 304344

shalford@chantriesandpewleys.com

Richmond House, 6 Station Row, Shalford, Surrey GU4 8BY