



Heather Cottage, Blackheath Lane, Blackheath, Surrey GU4 8RB

 Chantries
& Pewleys





Property Description

Guide Price: £ 900,000

This stunning double-fronted period property offers a wonderful opportunity for those seeking a home with both character and the potential for expansion and modernisation (subject to planning). Nestled in an idyllic position with Blackheath village, Heather Cottage is close to open heathland and woodland, offering a most tranquil setting.

Heather Cottage is a three-bedroom property encompassing two reception rooms, both boasting feature open fireplaces, a kitchen with space for a breakfast table, a handy utility and a downstairs cloakroom as well as the family bathroom.

Externally, this charming property is extremely pretty and well-presented. An immaculate lawn and hedge to the front borders a brick-paved driveway and path leading to the attached single garage and a gated side entry to the back of the house. To the rear, you will find a south-facing oasis boasting a meticulous lawn which is surrounded by beautiful raised planters and mature shrubs. The patio basks in the sunlight and offers the perfect ambience for al fresco dining or relaxation.

Located in the heart of Blackheath, an area of outstanding natural beauty, Heather Cottage has direct access to some of the best walking and riding countryside in the area. The village has a thriving and popular cricket club in the most idyllic of locations, which is very nearby, and a charming village hall. There is a real sense of village community and a great atmosphere, epitomised by the annual Blackheath Village Fair. There are village shops just minutes away in Wonersh, Chilworth and Shamley Green and further extensive shopping in Guildford and Cranleigh. Guildford is 4.75 miles to the north with its historic High Street and excellent shops, restaurants and bars, and here the main line station provides a regular commuter service to Waterloo in 38 minutes. There are many highly regarded schools in the area, including Tillingbourne Junior School in nearby Chilworth, Wonersh & Shamley Green Junior School and Longacre Prep School in Shamley Green. Cranleigh School, St Catherine's and all of Guildford's schools are easily accessible by car.

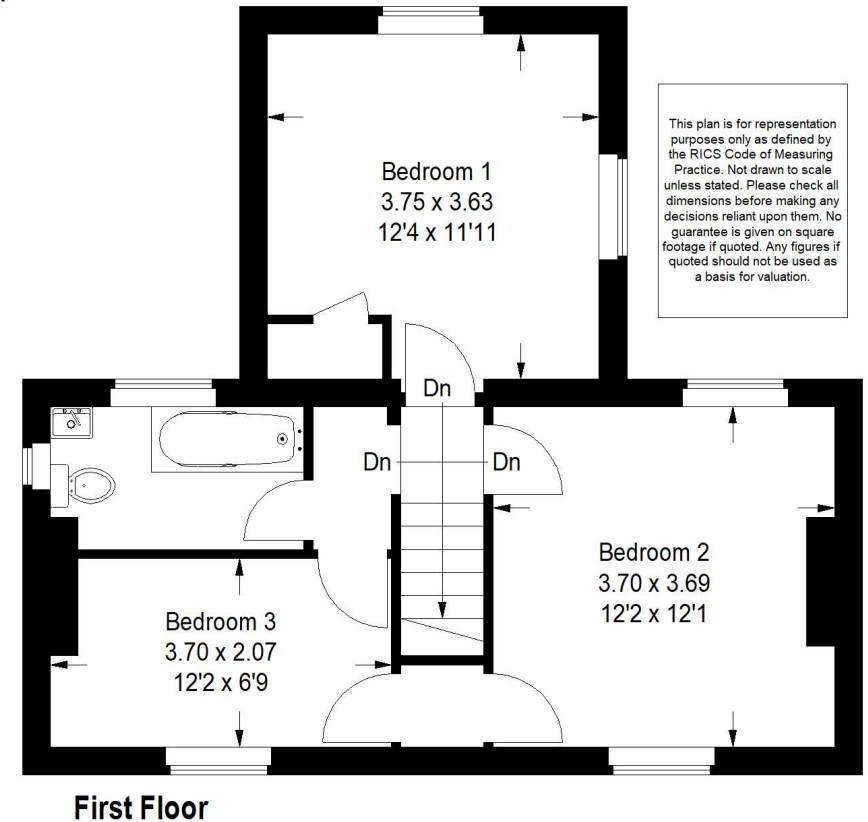
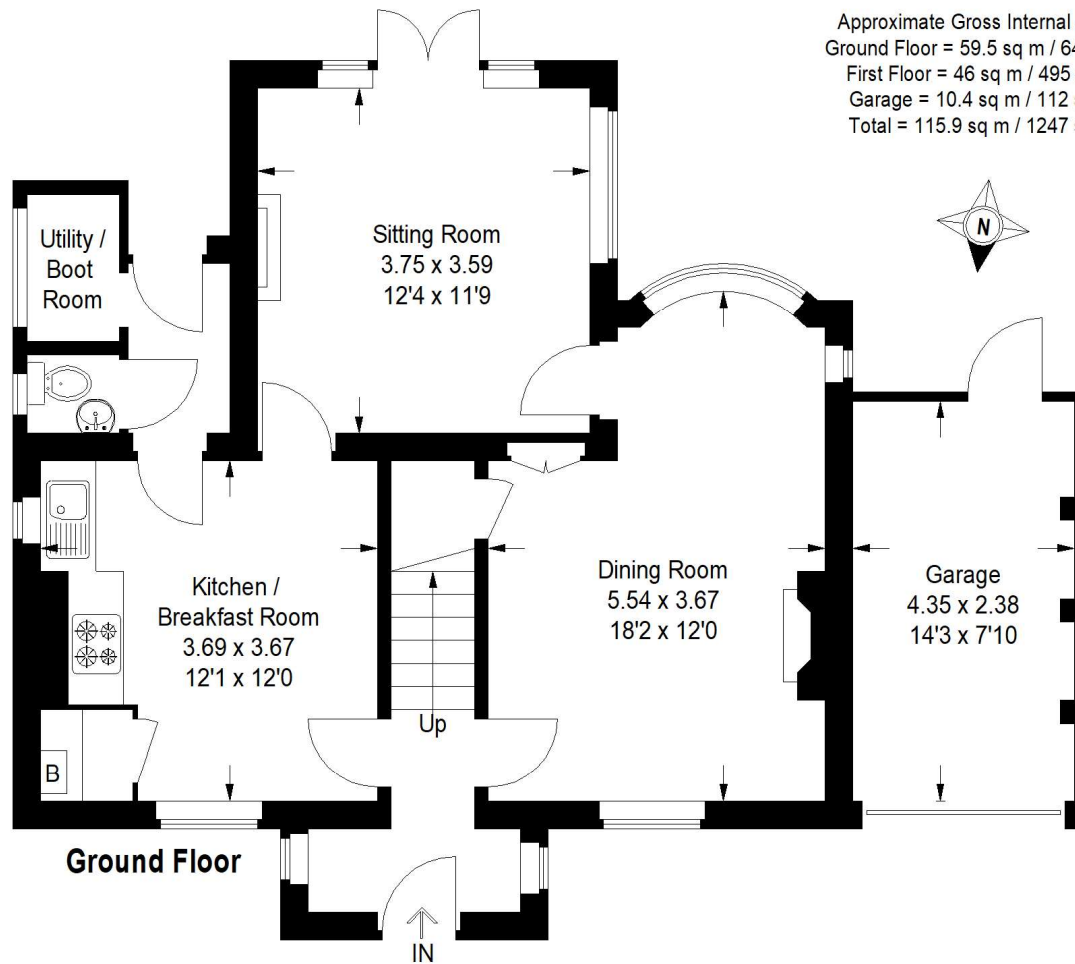
Council tax band: G; Tenure: freehold; EPC rating: D.





Heather Cottage, Blackheath Lane, Blackheath

Approximate Gross Internal Area
 Ground Floor = 59.5 sq m / 640 sq ft
 First Floor = 46 sq m / 495 sq ft
 Garage = 10.4 sq m / 112 sq ft
 Total = 115.9 sq m / 1247 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





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