



Bourne

ESTATE AGENTS

Mitchells Cottages, Blackheath Lane, Blackheath,
Guildford, Surrey, GU4 8QX

Offers in excess of £450,000

Mitchells Cottages, Blackheath Lane, Blackheath, Guildford, Surrey, GU4 8QX

The ground floor comprises the bay fronted living / dining room with a door which leads to the kitchen, which features a range of fitted units and window to the side. At the rear is the family bathroom with basin and bath with shower over, and a separate WC.

Stairs to the first floor lead to two generously sized bedrooms, one with built in wardrobes.

To the front is a driveway with lawned area with pond and steps leading up to the front door. To the rear of the property is a raised patio area.

- End of Terrace
- Large Reception Room
- Two Double Bedrooms
- Family Bathroom
- Garden
- Driveway
- Council Tax Band D

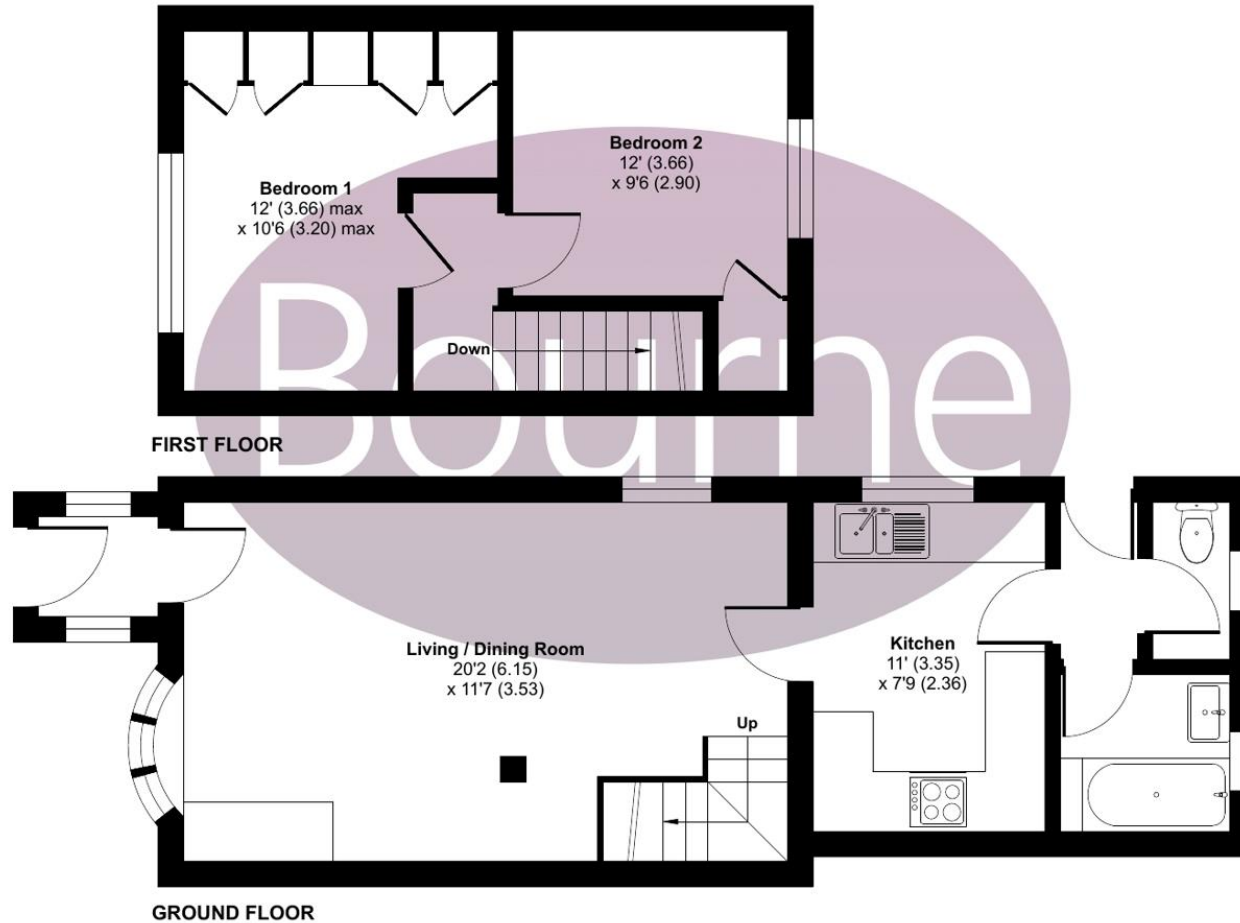


Floorplan

Mitchells Cottages Blackheath Lane, Blackheath, Guildford, GU4

Approximate Area = 666 sq ft / 61.8 sq m

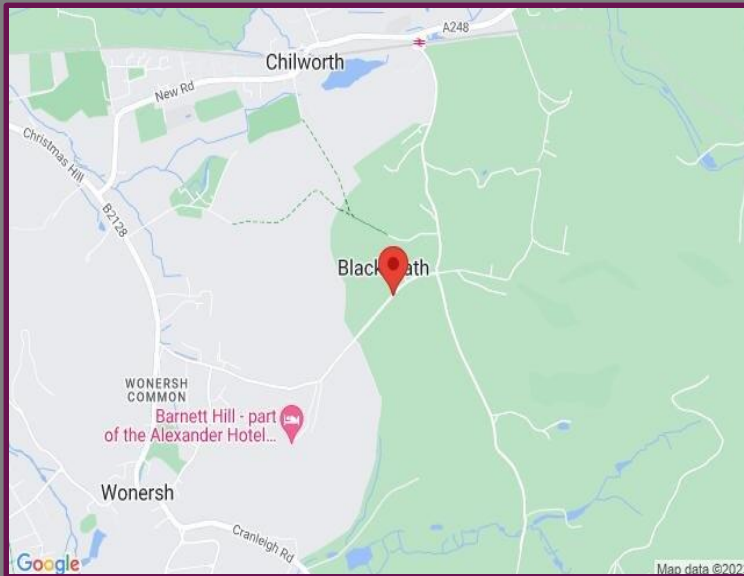
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1012710

Location

Located in the heart of the Surrey Hills, an Area of Outstanding Natural Beauty, the village of Blackheath offers an idyllic situation surrounded by heathland, providing ample opportunities for walking, riding, cycling and outdoor pursuits. The cottage backs onto the heath and has direct access to the heathland. The village has a thriving and popular cricket club and a charming village hall. Blackheath is a hugely popular picturesque village and the vendors report that there is a real sense of community culminating in the annual Blackheath Village Fair.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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