



'Sandilands', Blackheath Lane, Blackheath, Guildford, Surrey, GU4 8RB



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

'Sandilands' is a beautiful country home in a truly unique setting overlooking the pretty cricket green in Blackheath village and allowing impressive views over the surrounding countryside. The house has been beautifully refurbished in recent years and now provides a tasteful blend of contemporary and period features, with well proportioned accommodation perfectly suited to both entertaining guests and modern family living.

At the heart of the property, there is a spacious kitchen/diner providing a superb open-plan entertaining space, fitted with a beautiful range of bespoke Neptune units in a soft moss green colour with solid stone worktops, a gas-fired AGA, peninsula island with open-plan seating/dining and lounge area; the sitting room fitted with a log burning stove is adjacent to a TV snug/family room; the front aspect sun room has wonderfully large picture windows providing uninterrupted views to the cricket green. There is also a functional boot room and downstairs W.C. Upstairs, there are four double bedrooms, each with fitted wardrobes; two of the which benefit from doors opening to a sunny terrace providing superb elevated views over the cricket green and heath beyond. There is a beautifully fitted principal bathroom and two of the bedrooms benefit from en-suite shower rooms. Furthermore, there is a generous self-contained outbuilding providing ancillary accommodation, which comprises a study; family/games room; utility room and cloakroom W.C - this could be a superb space for a 'granny annexe' or allowing a suitable prospect as a profitable studio for short-term Let such as AirBNB (or similar).

- ATTRACTIVE SEMI-DETACHED COUNTRY HOME
- WONDERFUL BLEND OF CONTEMPORARY AND CHARACTER FEATURES
- BRIGHT AND SPACIOUS LIVING ACCOMMODATION
- TRULY UNIQUE AND OUTSTANDING LOCATION ADJACENT TO THE CRICKET GREEN
- EASY ACCESS TO GUILDFORD TOWN CENTRE FOR EXCELLENT AMENITIES
- OVER 2,400 SQFT OF ACCOMMODATION OVER TWO FLOORS
- BEAUTIFULLY UPDATED AND REFURBISHED THROUGHOUT
- ATTRACTIVE OUTBUILDING PROVIDING FLEXIBLE USE OF SPACE
- HIGHLY SOUGHT-AFTER BLACKHEATH VILLAGE LOCATION IN THE HEART OF SURREY HILLS AONB
- EPC: D

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Local Authority: Guildford Borough Council | Tax Band: G
Services: All mains services connected









GROUNDS & GARDENS

The picket-fenced frontage has a pretty 'cottage style' garden affording a south-westerly aspect and established flower and shrub beds; it is a perfectly idyllic spot to relax and enjoy games of cricket during the long summer afternoons.

To the rear of the property, there is an attractive low-maintenance garden with a paved terrace leading onto an area of level lawn, mature and beautifully planted borders and side gate accessing the front of the property.

Conveniently located to the rear of the garden, there is a superb self-contained outbuilding, which offers an excellent 'bonus' space allowing flexible use of accommodation.

GUILDFORD | 4 miles

CRANLEIGH | 7 Miles

CHILWORTH RAILWAY STATION | 0.8 miles

GUILDFORD MAINLINE STATION | 5 miles


CENTRAL LONDON | 35 miles

GATWICK AIRPORT | 23 miles



SITUATION

Blackheath is a picturesque village and one of the smallest in Surrey, situated around 4-miles south-east of Guildford and within the Surrey Hills Area of Outstanding Natural Beauty (AONB), offering miles of walking, cycling and riding country. The village is surrounded by open heathland, much of which is Common land, and lies within the Surrey Hills National Landscape and part of Blackheath Common is a Site of Special Scientific Interest (SSSI). There is a village hall and cricket club as well as Barnett Hill hotel, whilst the largest property in the village is St Augustine's Abbey, home to a community of Roman Catholic Benedictine monks. Nearby amenities in the neighbouring villages of Chilworth and Albury include a village shop, post office and general store, The Percy Arms gastropub and The Drummond at Albury. The nearest railway station is close by in Chilworth, which runs between Guildford and Dorking on the Reading to Gatwick Airport line. More comprehensive facilities can be found in Guildford town centre with its comprehensive range of shopping, social, recreational and educational facilities. There are an excellent number of both state and private schools in the locality, serving all age groups.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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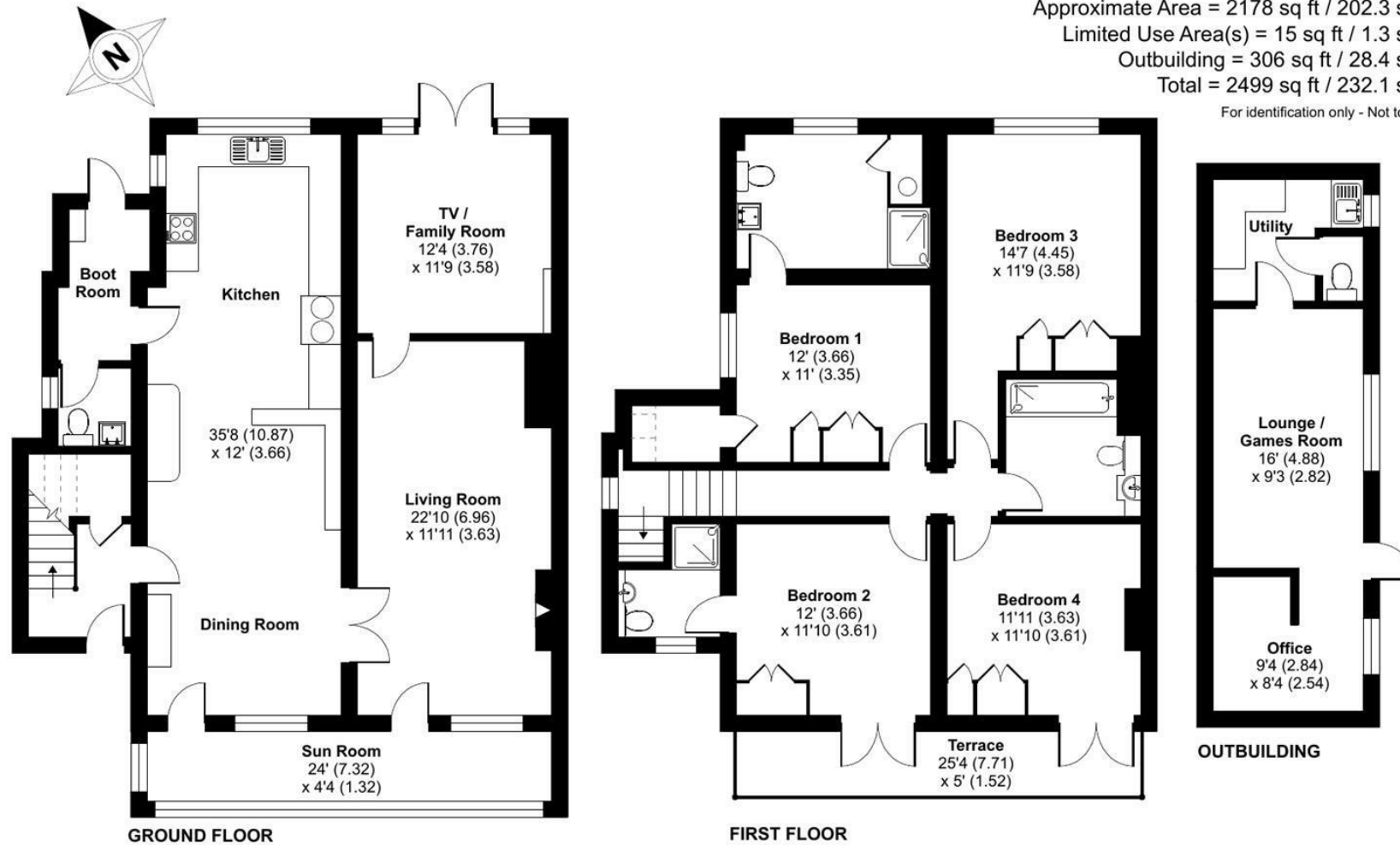
Approximate Area = 2178 sq ft / 202.3 sq m

Limited Use Area(s) = 15 sq ft / 1.3 sq m

Outbuilding = 306 sq ft / 28.4 sq m

Total = 2499 sq ft / 232.1 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). © nichecom 2023. Produced for Clarke Gammon. REF: 1047399

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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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