



Blackheath Lane, Blackheath, Guildford, Surrey

 Chantries
& Pewleys





Property Description



- Highly sought-after Village location.
- Within walking distance of miles of open heathland.
- Four Bedrooms.
- Detached Garage.
- Vacant possession, no chain.
- Council tax: G; Tenure: freehold; EPC rating: D.

High Path is an exceptional detached family residence, adorned with half-tiled exteriors, ideally situated in the heart of Black Heath Village. Offering generously proportioned and versatile living spaces, it features a 27ft double aspect sitting/dining room boasting an inviting open fireplace and French doors leading to the patio. Additionally on the ground floor, is a separate TV/study room and a spacious fitted kitchen/breakfast room which opens onto the rear garden.

Ascending to the first floor, the accommodation comprises a master bedroom complete with an ensuite, fitted wardrobes, and a picturesque window offering views of the garden. There are also three further bedrooms and a well-appointed family bathroom.

At the front, the property boasts a landscaped garden, set back and adorned with a seating area, all enclosed by mature hedging, offering a high level of privacy. To the rear, a mature, terraced garden awaits, surrounded by established shrubs and trees, providing a serene atmosphere. This area grants access to the detached double garage located at the rear of the property. The garage benefits from a fully boarded loft offering further storage space,

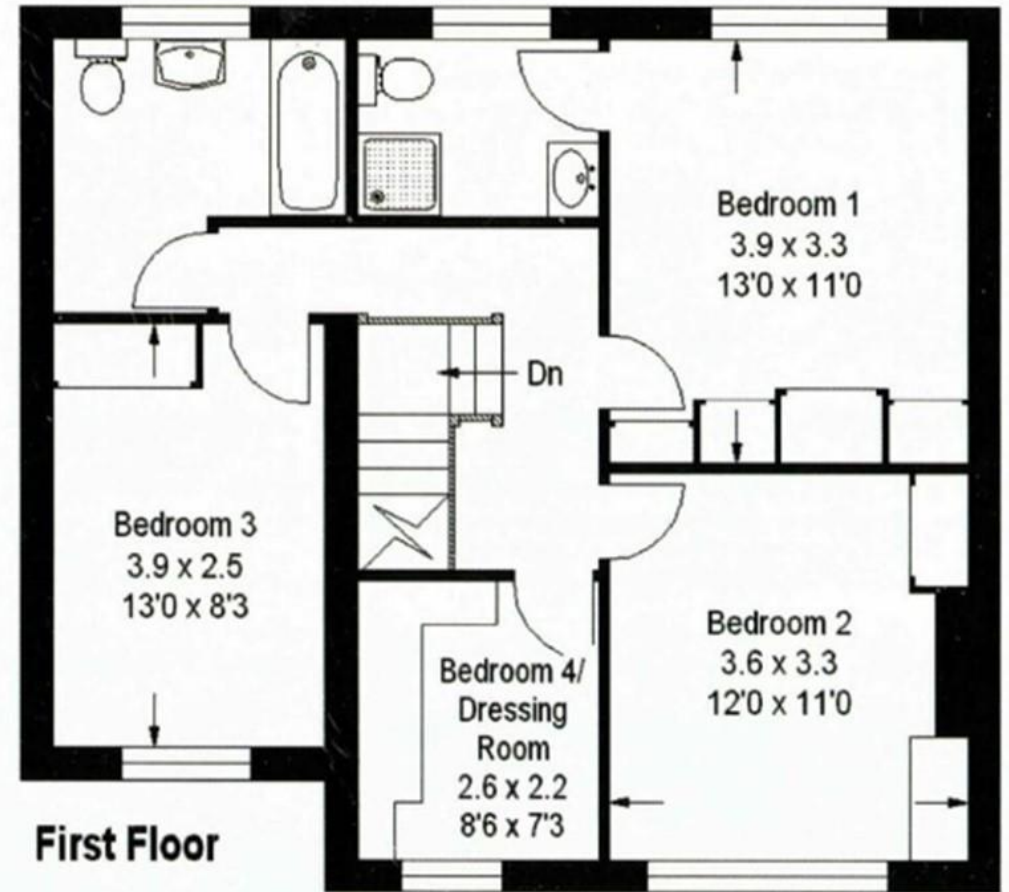
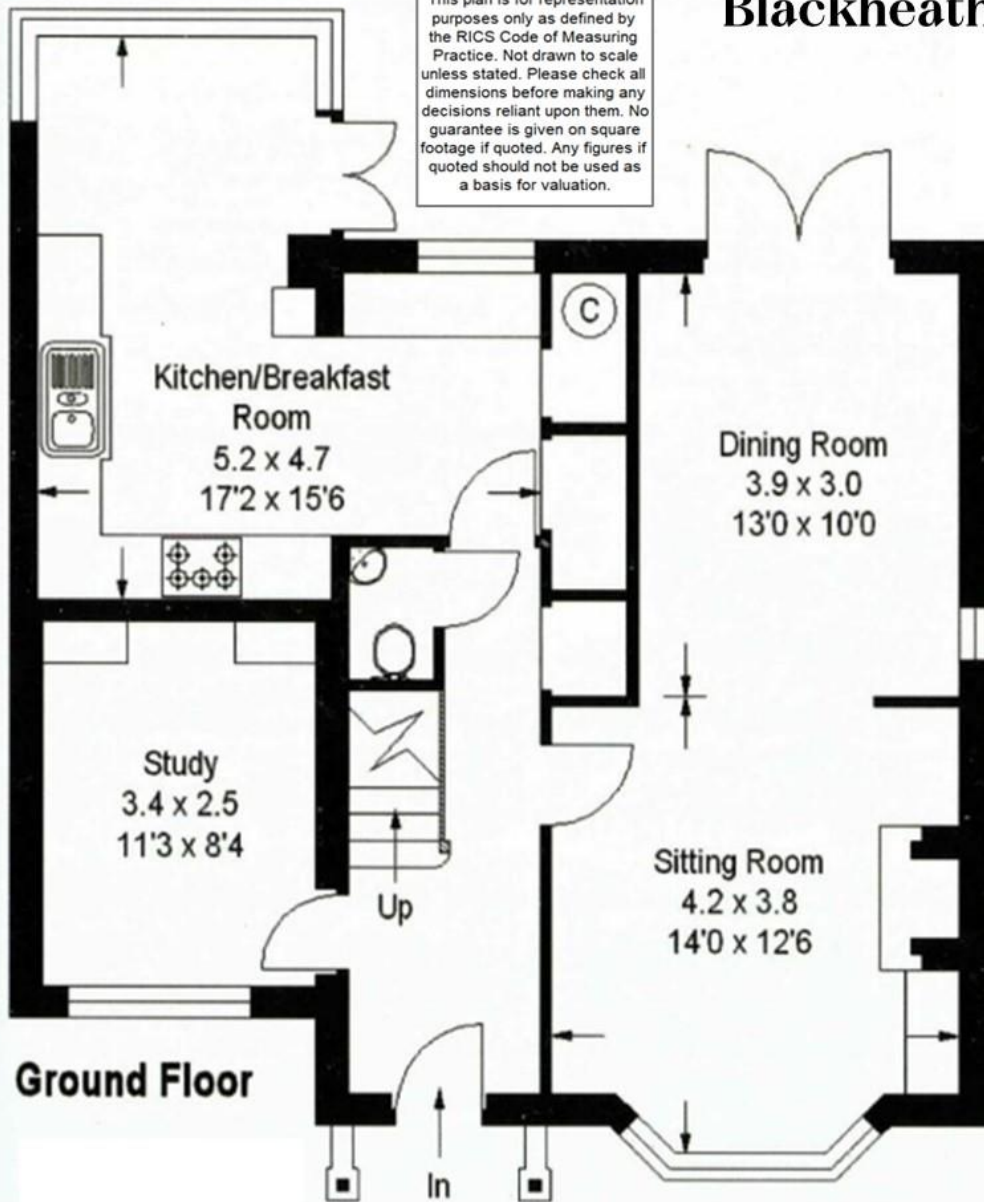
High Path offers direct access to Blackheath's stunning countryside trails. The village hosts a lively cricket club and community events like the Blackheath Village Fair. Nearby shops are in Wonersh, Chilworth, and Shamley Green, with larger options in Guildford, just 4 miles away. Guildford's mainline station provides a quick commute to Waterloo in 38 minutes. Excellent schools include Tillingbourne Junior School, Wonersh & Shamley Green Junior School, and Longacre Prep School.



Blackheath Lane, Blackheath

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.

Approximate Gross Internal Floor Area:	
Ground Floor	69 sq m/742 sq ft
First Floor	62 sq m/667 sq ft
Total	131 sq m/1409 sq ft





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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.

