



## Substantial family house in picturesque location

**Aston Cottage, Blackheath, Guildford, Surrey, GU4 8RD**

Freehold





Breathtaking countryside views • Extensive accommodation over three floors • Kitchen with vaulted ceiling • Large utility/boot room • Five reception rooms • Five bedrooms • Outside entertaining area

#### Local information

Located in the heart of the Surrey Hills Area of Outstanding Natural Beauty, the village of Blackheath occupies a most idyllic situation, surrounded by heathland providing opportunities for walking, riding, cycling and outdoor pursuits. Blackheath is a highly sought after village, with a thriving community and its own church, cricket green, village hall and public house. The village website provides an interesting insight into life in this delightfully tucked away enclave.

Aston Cottage enjoys a secluded position, surrounded by woodlands, on the edge of the village, yet is within easy reach of local convenience shops at the nearby villages of Chilworth, Shamley Green, Albury and Womersley. More comprehensive shopping, cultural and leisure amenities are available at Guildford, Godalming and Cranleigh.

Communications are excellent. The A281 at Shalford provides a direct link to the A3 at Guildford and onto the M25 to London and the airports. There are main line stations at Guildford, Farncombe and Godalming offering fast and frequent services into London/Waterloo, with journey times from about 35 minutes. The local line at Chilworth is just two stops away from Guildford, with a connection directly to Gatwick airport.

There are many schools within easy reach including Aldro, Longacre, St Catherine's, King Edward's, Duke of Kent, Hurtwood House, Cranleigh and Charterhouse.

#### About this property

Aston Cottage is a high quality family home located on one of the area's most unique and popular positions in Blackheath. Over the past few years, the current owners have completely remodelled the house to provide unique and stylish open plan living with the emphasis on light and space that is equally suitable for use as a comfortable family home or a delightful country hideaway.

The welcoming entrance hall is a good size and leads through the reception room, a wonderfully light and comfortable room with a log burning stove and views of both the front and rear gardens. Off the hall is a delightful sun/art room with huge amounts of natural light from the skylight, and a guest cloakroom. The family room and dining room are both good sizes, ideal for entertaining guests and busy family life, and are simply separated by a number of steps, enjoying views over the gardens to the rear and woodland to the front. The kitchen has been superbly designed, fitted with high quality cabinetry and appliances, central island and vaulted ceiling with a door opening on to the pleasant patio and gardens beyond.



There is a generous and well-appointed boot room with storage and utility room off the kitchen with separate access to the front of the house.

An attractive oak staircase rises to a galleried landing that in turn leads to five double bedrooms, three en suites and a family bathroom incorporating high quality fittings throughout. The stunning principal bedroom includes a walk-in dressing room fitted with open cupboards and an en suite shower room with twin basins, separate WC and open views to the area towards Newland Corner.

There is a large barn style garage to the side of the house (currently being used for storage as well as a gym) which is extremely flexible with its future use.

The rear gardens have a private feel surrounded by woodland and a paddock, all primarily laid to lawn with mature hedging, a summer house at the bottom and a patio running across the rear of the house.

There is a good size driveway to the front of the house with ample parking for a number of cars as well as side access to the garden.

**Tenure**

Freehold

**Local Authority**

Guildford Borough Council

**Viewing**

Strictly by appointment with Savills





**Aston Cottage, Blackheath, Guildford, Surrey, GU4 8RD**

**Gross internal area (approx)** 4728 sq ft

**Outbuildings** 212 sq ft

**Total** 4940 sq ft

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**Aston Cottage  
Blackheath**

**Guildford**

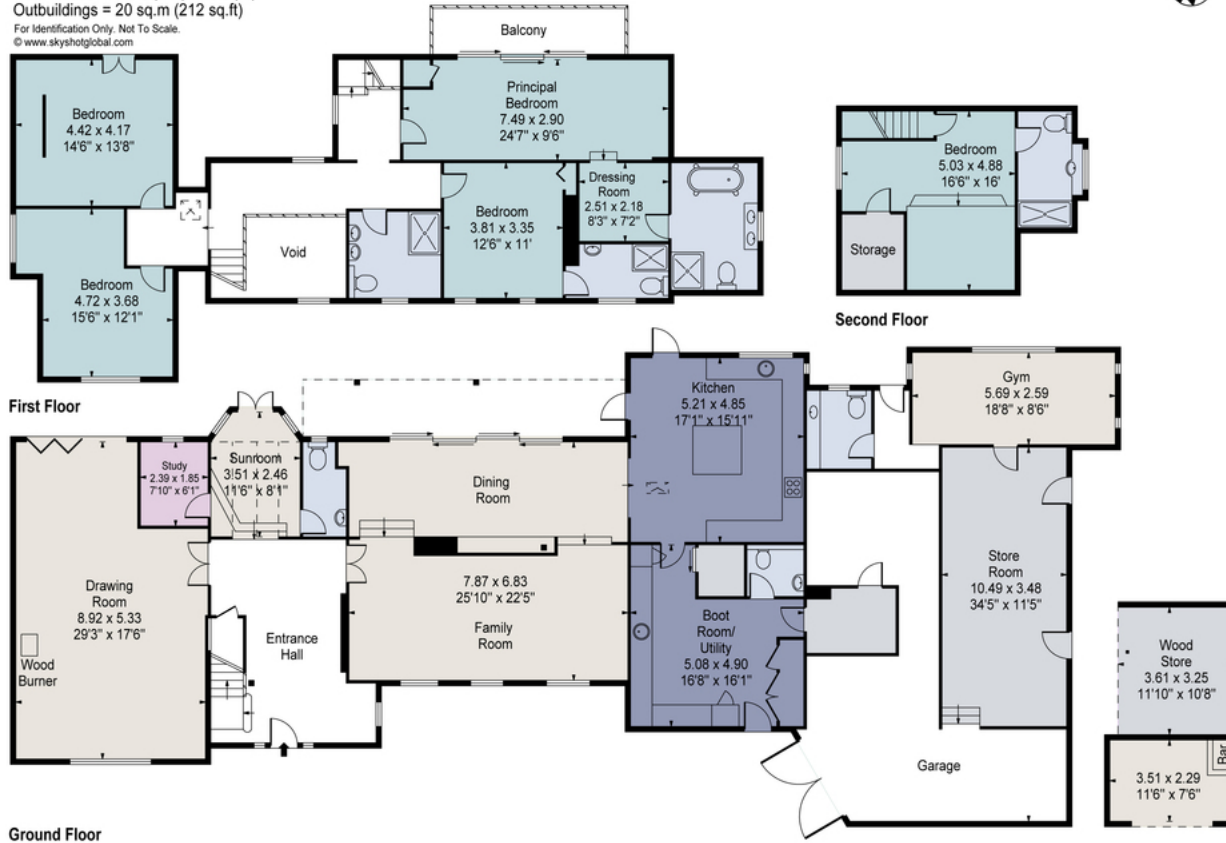
Gross internal area (approx.)

Total = 459 sq.m (4940 sq.ft)

Main House = 439 sq.m (4728 sq.ft)

Outbuildings = 20 sq.m (212 sq.ft)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>64</b>
(39-54)	<b>E</b>	<b>42</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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