



2 Hoe Cottages, Hoe Lane, Peaslake Surrey GU5 9SW

Price £675,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A very well presented & charming 3 bed character cottage dating back to 1885 situated in a very quiet location within circa 1/2 mile of Peaslake village. Ground floor accommodation comprises an entrance hall with space for coats & boots, a 24 ft reception room with sitting & dining areas, a brick fireplace with feature log burner & storage cupboards to either side, 2 steps down to a well fitted kitchen with Corian work top, Rayburn, small breakfast bar with space for stools area, window overlooking rear garden, Amtico tiled floor & door to utility area with space for washing machine & storage over, door to garden & access to wc. From the dining area, double doors lead through to the brick built conservatory with Amtico tiled floor, roof lantern & double doors to rear garden. The first floor offers a double bedroom with fitted wardrobes & dresser with window overlooking the rear garden, 2 further bedrooms with fitted wardrobes & a bathroom with roll top bath, separate shower cubicle & Amtico tiled floor. There is also a large loft space with loft ladder. There are flower borders to the front of the property & unrestricted parking (which should be readily available as both neighbouring properties have off-street parking). The rear garden is mainly paved, with gravelled areas, flower borders, trees & shrubs, & is very private. Offered for sale with no onward chain, this rare & attractive cottage is located in a desirable road on the edge of Peaslake village & within circa 5 mins drive of Shere & the A25. Must be seen !

Directions :

From our office in Shere, head south (away from the A25) on Middle Street, past the pubs & into Shere Lane. At the top of the hill continue over the railway bridge then immediately left into Hook Lane. Continue straight on into Burrows Cross then Pursers Lane towards Peaslake village. Approx. 3/4 mile after Burrows Lane (the turning on your left to Gomshall) & immediately after Sweet Lane on your left, turn left into Hoe Lane. Follow the road round to the right, where you will find No. 2 Hoe Cottages on your right, just opposite the turning on your left (a continuation of Hoe Lane) that leads towards Abinger Hammer.

Situation :

Located within Peaslake village which benefits from a general store/post office, a pub/restaurant, (pedal) bike shop (this village is the heart of Surrey Hills cycling) & church as well as the Peaslake Free School. Situated in the Surrey Hills, the property is well situated for numerous sought after schools, fantastic walks & bike rides, country pubs, restaurants & as well as Guildford, Dorking & Cranleigh, the A3 & M25. Effingham mainline station (to London Waterloo & Victoria) is circa 15-20 mins drive away.



Council Tax - Guildford Borough Council - Band E - £2,551.51 per annum (2021-22)

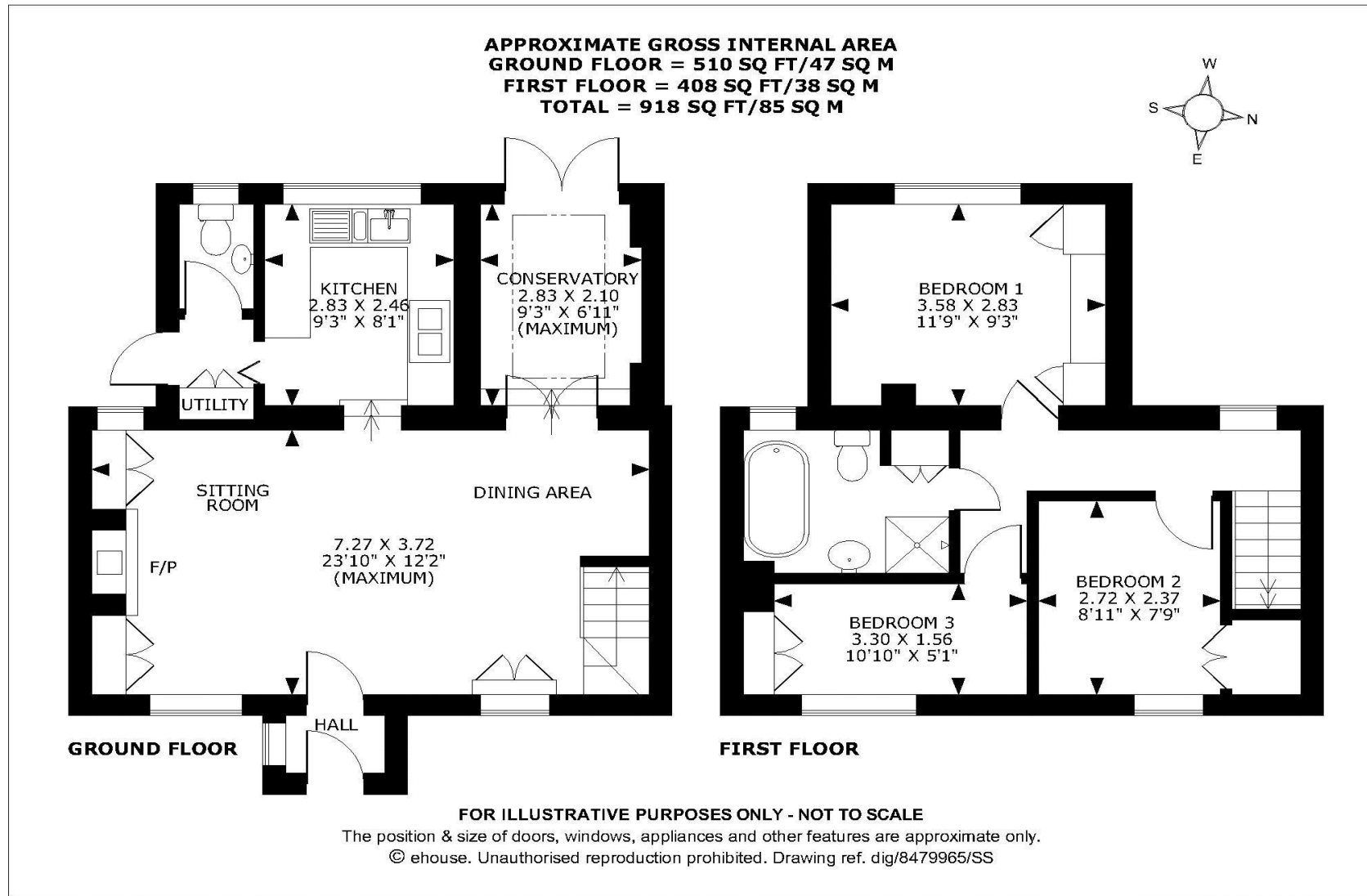
All Mains Services

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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Shere Office

Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150

Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm