



**The Old Surgery, Peaslake Lane, Peaslake
Surrey GU5 9RL
Price £675,000 Freehold**

TERRA COTTA
Independent Estate Agents

Property Description :

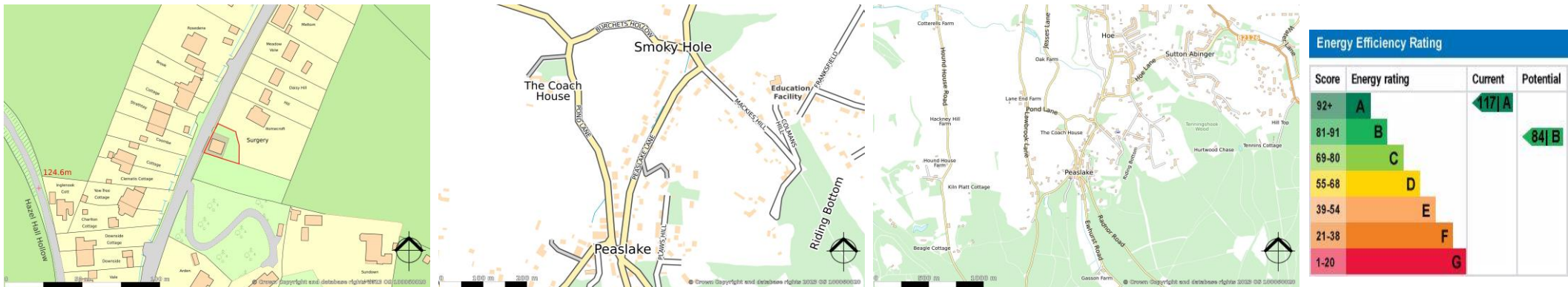
A recently constructed & exceptionally well presented 2 double bedroom detached property with parking & two tiered garden located within a short walk of this very sought after village. Ground floor accommodation comprises a 20ft kitchen/dining room boasting an excellent range of low level & wall mounted units including a breakfast bar, with fully integrated appliances, ceramic hob & granite worktops open plan to the dining area with ample space for table & chairs & double doors leading out to the rear garden. There is also a dual aspect sitting room & separate utility room which includes a wc. Upstairs offers 2 large, triple aspect double bedrooms set slightly into eaves, each has fitted wardrobes & 2 x velux windows. The superb family bathroom comprises a bath with wall mounted shower & shower screen, & a wc & basin both set into vanity units. Outside, a picket fence runs along the front boundary & a paved driveway to one side provides an area of off-street parking for 2 cars. A gate provides access to the rear garden, which offers an extensive paved patio, surrounded by mature trees & shrubs. A small ladder leads up to a 2nd tier with scope for a decked area with views. Located in a rural area within a short stroll of Peaslake's village shop & other facilities, in the heart of the Surrey Hills yet within a 5-10 minute drive of Shere village & the A25. This energy efficient property which has just been freshly decorated & has had new carpets fitted is offered for sale with no onward chain. 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, where you will find The Old Surgery on your left, approx. 100 yards before the village centre.

Situation :

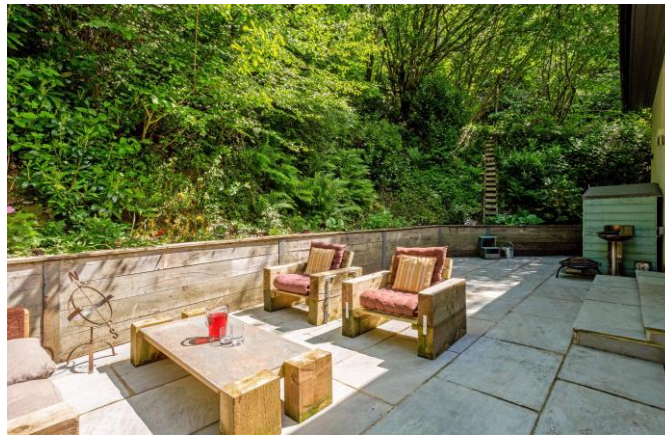
Located within Peaslake village which benefits from a general store/post office, a pub/restaurant, (pedal) bike shop (this village is the heart of Surrey Hills cycling) & church as well as the Peaslake Free School. Shere village is circa 2 miles away & offers extended facilities to include a supermarket, pubs & cafes amongst other shops. 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, Guildford & Clandon mainline stations (to London Waterloo & Victoria) are all circa 20 mins drive away.



Council Tax : Guildford Borough Council - Band £ - £2,662.07 per annum (2023/24)

All Mains Services

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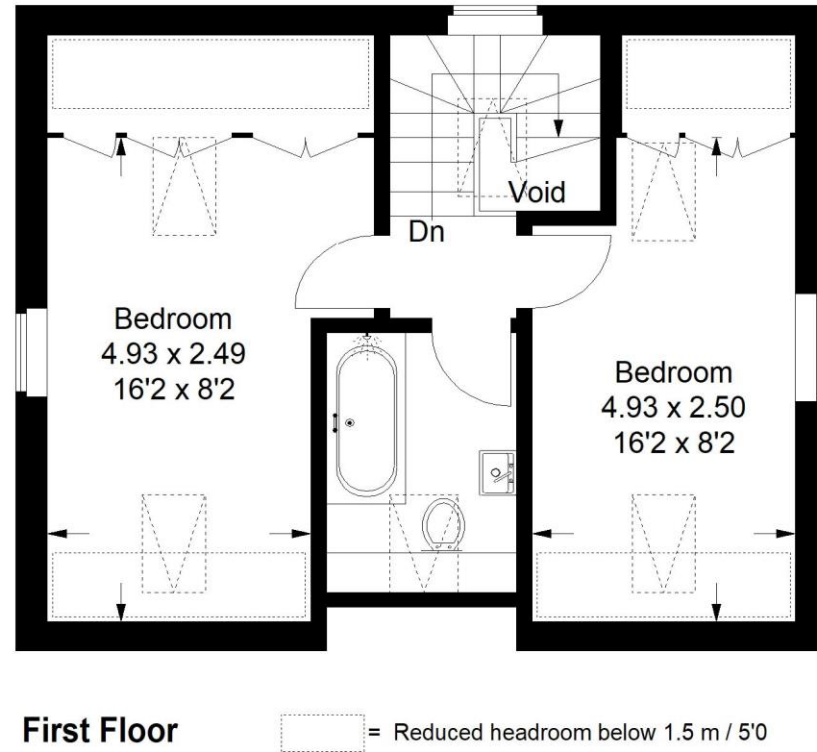
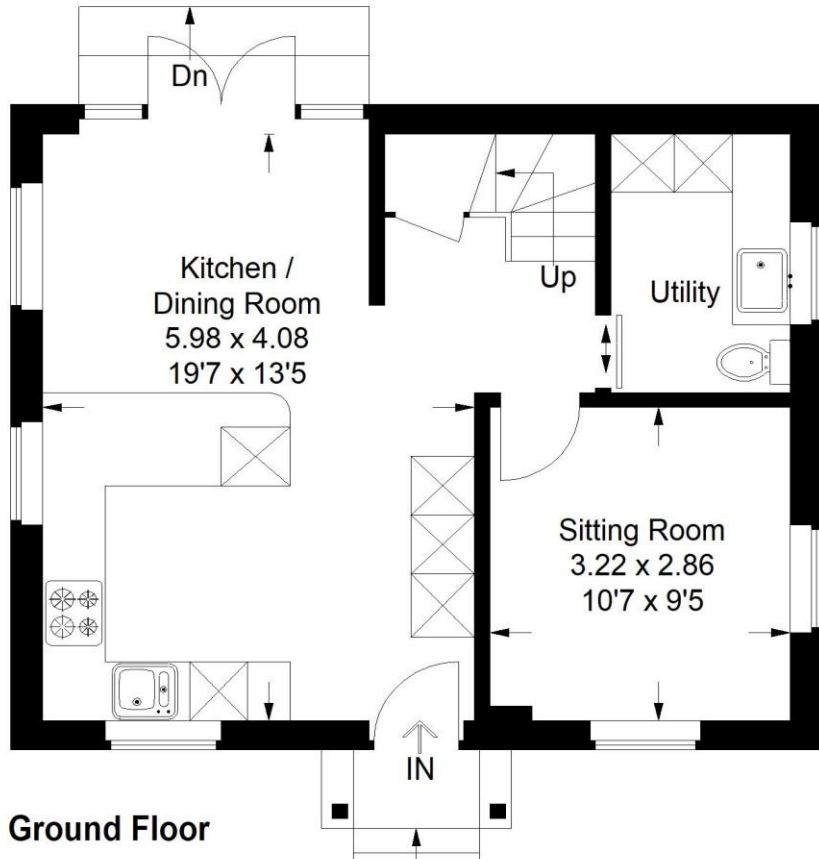
Please call 01483 205150 to arrange a viewing

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Approximate Gross Internal Area (Including Void)
84.5 sq m / 909 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm
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