



Hillside, Walking Bottom, Peaslake, Surrey GU5 9RR

Price £1,400,000 Freehold

TERRA COTTA
Independent Estate Agents

Property Description :

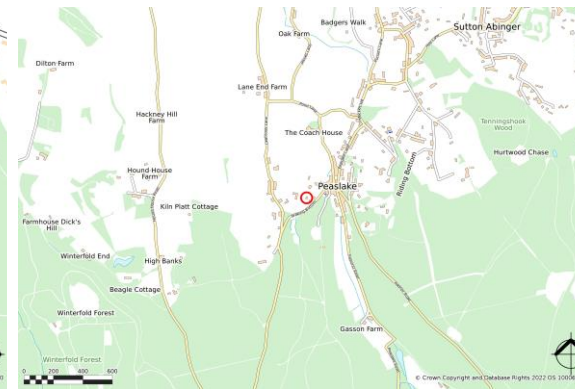
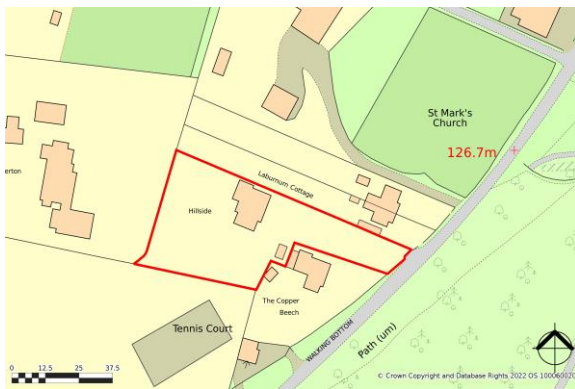
A very spacious & attractive 6 bed detached Victorian family home set over 3 floors, set well back from the road in a 0.6 acre garden with views, located in the heart of this sought after village. Ground floor accommodation comprises an entrance lobby, entrance hall with solid wood flooring, a family room with feature square bay window overlooking front garden & wood flooring, a dining room with window overlooking rear garden with double sliding doors through to a 20ft south facing sitting room with door leading out to patio & side garden. There is also a good size kitchen/breakfast room with space for table & chairs leading through to a 14ft utility room (with door to front garden), walk-in larder & store room (with door to rear garden). There is also a large wc. The first floor offers a large dual aspect double bedroom with wash hand basin, a further dual aspect double bedroom with fitted wardrobe, a 3rd double bedroom with fitted wardrobe & basin & a family bathroom with bath & hand held shower & airing cupboard. A further staircase leads up to the second floor which offers 3 further bedrooms, all with original fireplaces & set into eaves & providing some storage & offering some fantastic views. The property is offered for sale for the first time in over 50 years, benefits from high ceilings & period features, & offers superb scope to create an exceptional forever family home. Outside, the property is approached along a long driveway with a lawned garden & mature trees to either boundary. A gravelled area provides off-street parking for several cars & leads to a detached garage. Steps with mature shrubs to either side lead up to the front door, with a paved pathway continuing round to the side of the house extends into an extensive south facing patio area, with lawned garden beyond & to the rear, enclosed by further mature trees & shrubs. The main house is slightly elevated & enjoys pleasant views over the village & trees beyond. This property 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. Continue past the Garage on your left into Peaslake village. Turn right at the village shop, continue past the Hurtwood Inn pub, where you will find the driveway to the property on your right (only a few houses after the pub).

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax : Guildford Borough Council 01483 444864 - Band G - £3,514.64 per annum (2022-23)

All Mains Services

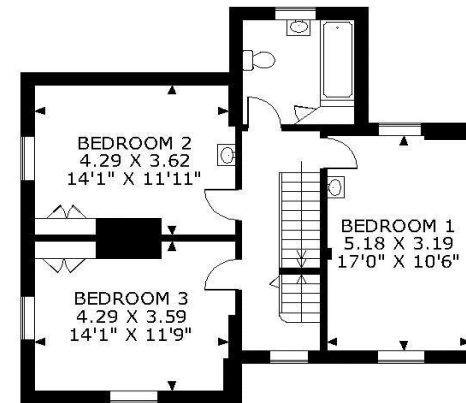
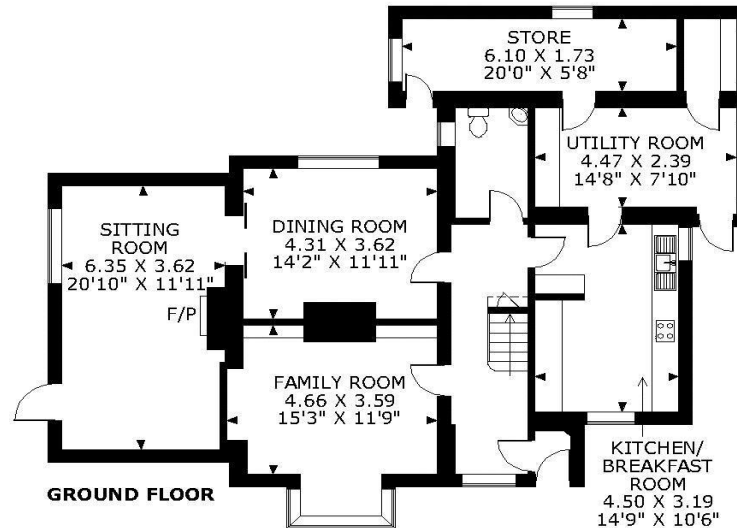
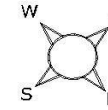
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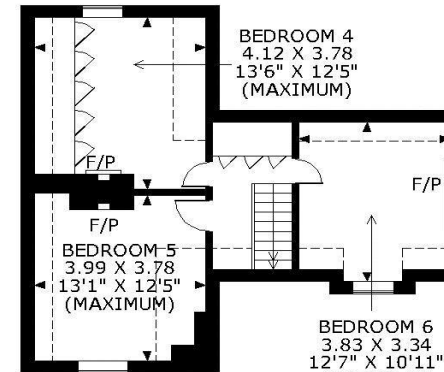
Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1299 SQ FT/121 SQ M
FIRST FLOOR = 716 SQ FT/67 SQ M
SECOND FLOOR = 417 SQ FT/39 SQ M
TOTAL = 2432 SQ FT/227 SQ M



FIRST FLOOR



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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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.

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