



Lavender Hill, Peaslake, Guildford, Surrey





A **wonderfully situated home**, set in an elevated position within the highly sought-after village of Peaslake.

Summary of accommodation

Main House

Ground Floor: Porch | Entrance hall | Lounge | Family room | Kitchen/ breakfast room | Utility room | Cloakroom | Store room | Boot room

First Floor: Principal bedroom with en suite shower room
Two further bedrooms | Family bathroom

Second Floor: Playroom

Annexe

Ground Floor: Kitchen/Living room

First Floor: Two bedrooms | Shower room

Outbuildings

Double garage | Double carport | Three store rooms

Garden and Grounds

In all about 0.63 acres

Distances

Shere 2.6 miles, Abinger Hammer 2.3 miles, Cranleigh 4.6 miles, Gomshall station 2.8 miles (London Waterloo from 51 mins)

Horsley 8.5 miles (London Waterloo from 44 mins), Guildford 9.4 miles (London Waterloo from 36 mins)

Roads: A3 Clandon 8.6 miles, M25 (Wisley Junction 10) 13.1 miles

Airports: London Heathrow 27.2 miles, London Gatwick 18.4 miles

(All distances and times are approximate)



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Situation

Peaslake is located in the heart of the Surrey Hills, a designated Area of Outstanding Natural Beauty, an Area of Great Landscape Value and within the Peaslake Conservation Area. The villages of Gomshall, Abinger Hammer and Shere are close by and all benefit from local amenities for day-to-day needs, with Peaslake itself having a local store, church, post office, The Hurtwood Inn Pub and Restaurant, the Hurtwood hotel and an exceptional local school.

Schools

There is a superb selection of schools in the area, including Duke of Kent in Ewhurst, Hurtwood House in Hurtwood, Cranleigh School in Cranleigh, St Catherine's in Bramley, Charterhouse in Godalming and St Teresa's in Effingham, amongst many others.





Amenities

Recreational activities include golf at several local clubs, including Cranleigh Golf and Leisure, Gratton Manor and Wildwood Golf and Country Club. There is shooting and fishing at several local venues, polo at Hurtwood Park, racing at Goodwood and Epsom and the Surrey Sports Park boasts professional-level training sports facilities.

The Surrey Hills is known for its natural beauty, wildlife and walking trails, with Holmbury Hill, Leith Hill and Newlands Corner on its doorstep. It also offers spectacular cycling, mountain biking and riding opportunities.

The property

Lavender Hill is a charming home built in 1912 and sits a stone's throw from the centre of the village. The accommodation offers a great deal of flexibility and scope to enlarge having had planning permission to extend it in the past.

The property is well proportioned and has a good layout with all the main reception rooms accessible from the entrance hall. There are beautiful period features throughout, including the original Parquet flooring in the lounge, an attractive open fire with brick surround and the warm, rustic clay tiles in the kitchen, to name just a few.

Lavender Hill has been recently redecorated by the current owners, creating a very comfortable family home that subject to planning, could be substantially extended and taken to the next level.

A short distance from the main house is The Little House, a two bedroom cottage comprising an open plan sitting room with a modern kitchen, two bedrooms and a shower room. The Little House is perfect for accommodating family and friends or could serve as a long-term rental or holiday let.

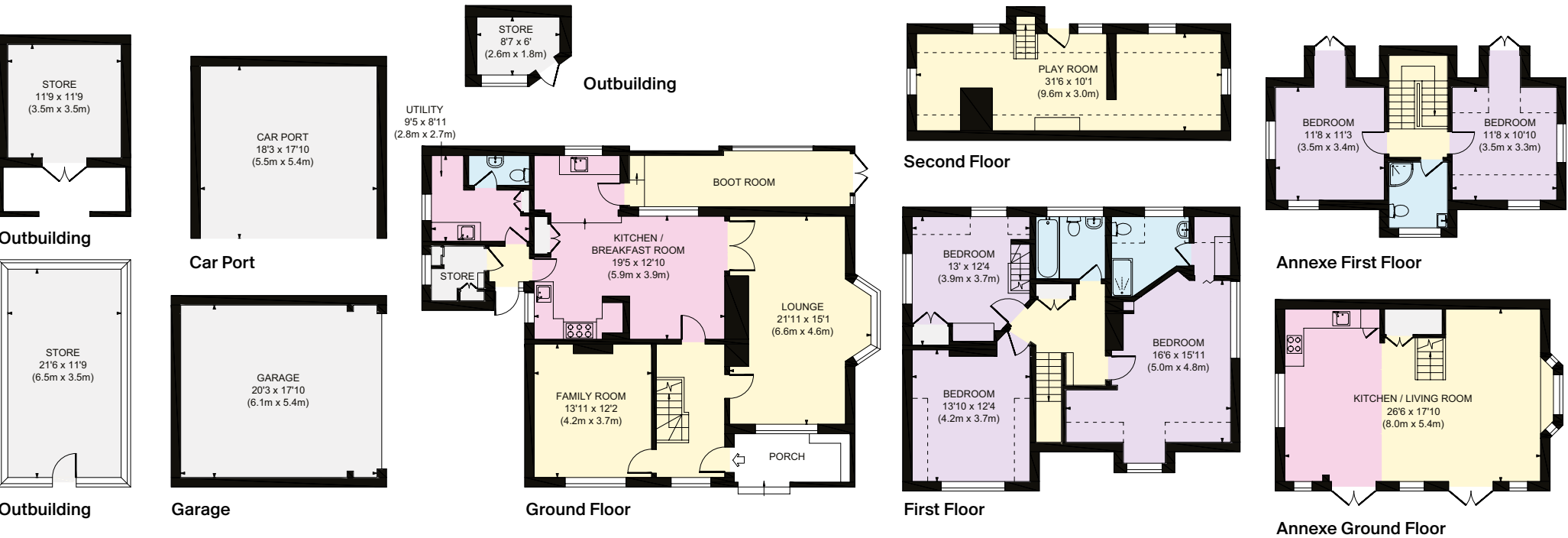






Approximate Gross Internal Floor Area
Main House 2171 sq. ft / 201.69 sq. m
Garage 361 sq. ft / 33.55 sq. m
Outbuilding 436 sq. ft / 40.57 sq. m
Annexe 870 sq. ft / 80.83 sq. m
Car Port 325 sq. ft / 30.19 sq. m
Total 4163 sq. ft / 386.83 sq. m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Garden and grounds

The property is set in an elevated position, offering an attractive outlook over the fields beyond from the rear garden. There is a large terrace adjacent to the kitchen which offers easy access to the outdoors. Steps on either side of the house lead up to the rear garden. There is ample parking and garaging, with steps leading up to both the main house and the annexe. In total, the garden extends to approximately 0.63 acres.

Services

We are advised by our clients that the property has mains electricity, water, drainage and gas central heating.



Directions

Postcode: GU5 9RL
What3words: ///joins.good.sushi

Viewings

Viewing is strictly by appointment through Knight Frank.





Property information

Tenure: Freehold
Local Authority: Guildford Borough Council: 01483 505050
Council Tax: Main house – Band G, The Little House – Band A
EPC Ratings: Main house – E, The Little House – D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated December 2024. Photographs and videos dated November 2024.
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