



Pudding Cottage, Peaslake, Guildford, Surrey

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A charming home set in 0.41 acres of **immaculately kept gardens** in a quiet position north of Peaslake village centre.

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## Summary of accommodation

**Ground Floor:** Entrance hall | Drawing room | Study | Family room | Kitchen/dining room | Shower room

**First Floor:** Two bedrooms | Bathroom

**Garden and grounds:** Workshop | Log store | Store room

In all about 0.41 acres

## Distances

Shere 1.8 miles, Abinger Hammer 2.2 miles, Cranleigh 5.6 miles, Gomshall station 2 miles (London Waterloo from 51 mins)

Horsley 7.7 miles (London Waterloo from 44 mins), Guildford 9.3 miles (London Waterloo from 36 mins)

**Roads:** A3 Clandon 7.7 miles, M25 (Wisley Junction 10) 12.3 miles

**Airports:** London Heathrow 27.1 miles, London Gatwick 19 miles

(All distances and times are approximate)



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## Situation

Pudding Cottage is located north of Peaslake village centre, in the heart of the Surrey Hills. 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 excellent local school.

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

Recreational opportunities include golf at several local clubs, including Wildwood Golf and Country Club, Bramley, Cranleigh Golf and Leisure, and Gratton Manor. There is shooting and fishing at several local venues, polo at Hurtwood Park, racing at Epsom and Goodwood and sailing at Chichester Harbour. The Surrey Sports Park boasts professional-level training facilities. Further leisure and entertainment can be found at the Spectrum Leisure Centre in Guildford, providing a good range of activities.



This part of Surrey is renowned for its accessibility to Central London while offering some of the prettiest countryside in England. The immediate surrounding countryside offers walking, cycling, and riding opportunities in areas such as Holmbury Hill, Leith Hill, and Box Hill. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

## The property

Pudding Cottage is an attractive home, set on a no-through road in the heart of Peaslake. The property is set back from the quiet road and is mainly constructed of red-brick with a clay tile roof.

The ground floor is well-proportioned with a spacious entrance hall and all reception rooms accessed from it. The drawing room is triple aspect with double doors leading to the rear garden and a central wood burning stove with brick surround. There is a further study, family room and kitchen/dining room, all with double doors onto the west-facing garden. Lastly there is a further shower room which provides versatile accommodation if you would like a ground floor bedroom. The first floor has two double bedrooms and a family bathroom.

## Garden and grounds

Pudding Cottage is set back from the road providing ample off-street parking as well as a flat lawn area. The west-facing rear garden has been meticulously kept, is mostly laid to lawn and bordered by mature laurel hedges, providing excellent privacy. A paved bath is located on one side of the garden and leads to a workshop with electricity and storage on both sides.

## Services

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



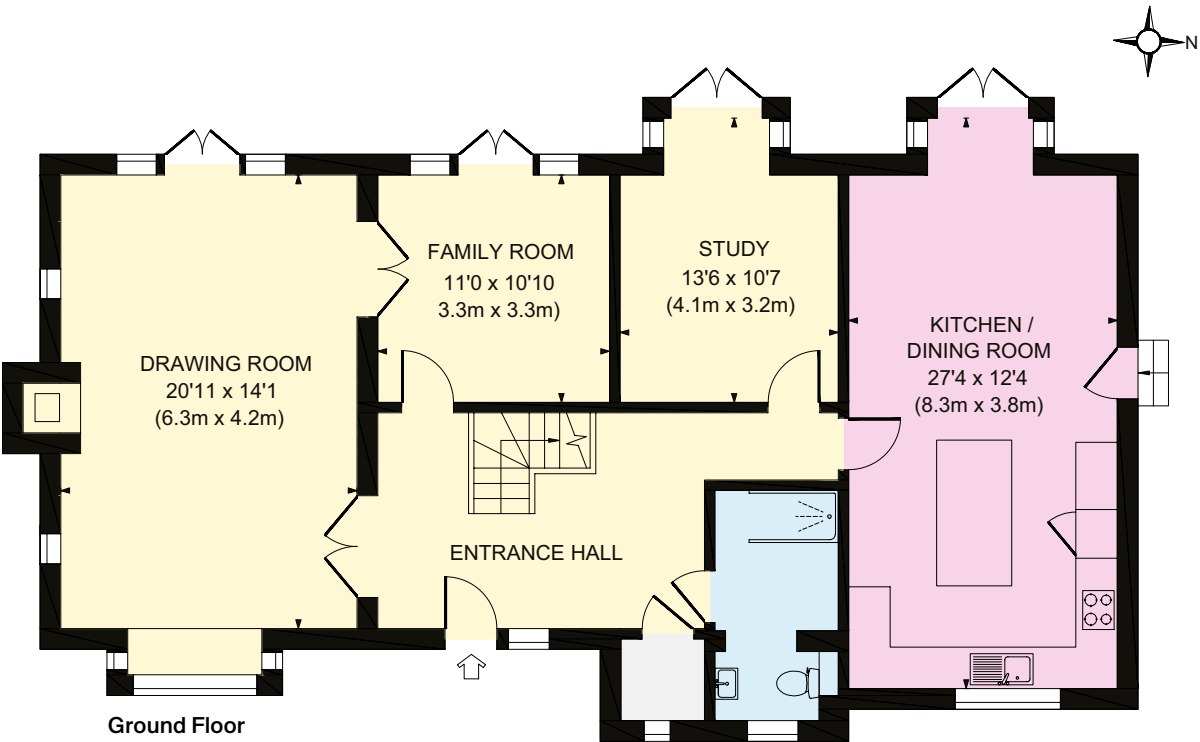




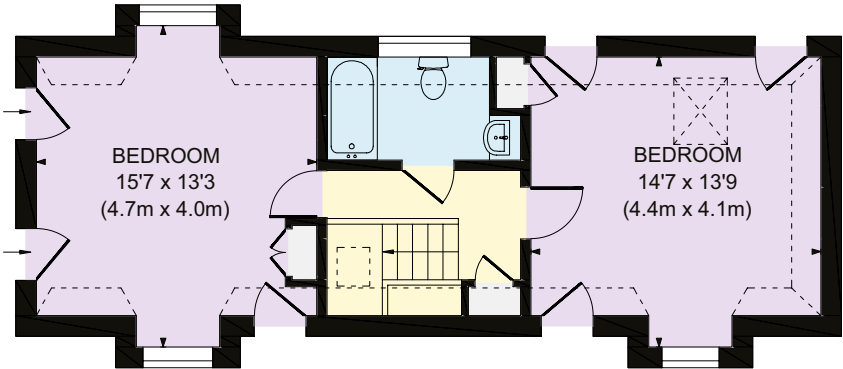
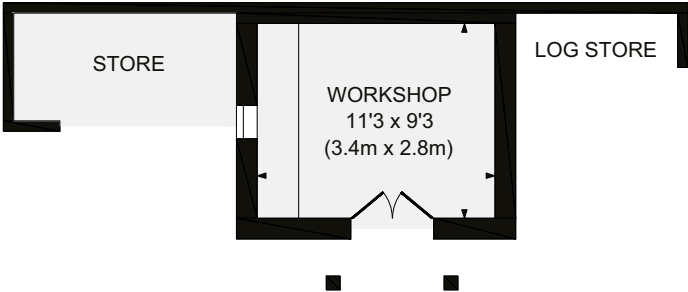
Approximate Gross Internal Floor Area  
Main House 1682 sq. ft / 156.24 sq. m  
Outbuilding 104 sq. ft / 9.70 sq. m  
Total 1786 sq. ft / 165.94 sq. m

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuilding



First Floor







## Directions

**Postcode:** GU5 9PB

**What3words:** ///latter.terms.certified

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band F

**EPC Rating:** 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 April 2025. Photographs and videos dated October 2024.

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