

Copt Hill

Fulvens, Peaslake, Guildford, Surrey





A wonderful and rare opportunity, subject to planning permission to create a substantial family home set in 2.86 acres.

Local towns: Abinger Hammer 2.3 miles, Cranleigh 5.6 miles, Dorking 7.8 miles
Trains: Dorking main station 7.9 miles (London Waterloo from 53 minutes, London Victoria from 58 minutes)
Guildford station 9.6 miles (London Waterloo from 33 minutes), Horsley Station 10.2 miles (London Waterloo from 44 minutes)
Roads: A3 West Clandon 8 miles, M25 (Wisley Junction 10) 12.5 miles
Airports: London Heathrow 27.4 miles, London Gatwick 19.3 miles
(All distances and times are approximate)


5


2


3

Summary of accommodation

Dining room | Living room | Family room | Study | Kitchen | Utility room | Store

Five bedrooms | Two bathrooms

Garden and grounds: Barn style garage | Store | Outbuilding | Shed

In all about 2.85 acres

Situation

Located in the picturesque village of Peaslake, this detached bungalow on Copt Hill offers a peaceful countryside lifestyle with the convenience of nearby amenities. Guildford town centre, 8 miles away, provides a variety of shopping, dining, and entertainment options. The Surrey Hills Area of Outstanding Natural Beauty, known for its scenic walking and cycling trails, is within 1 mile.

Families will appreciate the proximity to several well-regarded schools, including Peaslake Free School, which is 0.5 miles away. Commuters benefit from access to transport links, with Gomshall railway station 2 miles away, offering regular services to Guildford and Reading. Additionally, Shere village, located 2 miles away, has charming pubs, cafés, and local shops.

Healthcare needs are well-catered for with Shere Surgery, situated 2 miles from the bungalow. For those who enjoy cultural pursuits, the Yvonne Arnaud Theatre in Guildford and the historic Guildford Castle are nearby.

This property offers the charm and beauty of rural living with convenient access to modern amenities.

All times and distances are approximate.



Copt Hill

This detached bungalow in Peaslake offers a rare opportunity to develop (subject to planning permission) on a sprawling 2.86-acre plot in a wonderful, private, and peaceful setting. Copt Hill spans 3,529 square feet and presents endless potential for those looking to create their dream home in an idyllic location.

With the perfect balance of rural charm and easy access to modern amenities, this is a unique chance to craft a home that maximizes both the stunning location and the property's vast potential.





Approximate Gross Internal Floor Area
Main House 2667 sq. ft / 247.76 sq. m
Outbuilding 862 sq. ft / 80.09 sq. m
Total 3529 sq. ft / 327.85 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.

Gardens & Outbuildings

The gardens are a standout feature of the property and are accessed from both Fulvens and Hoe Lane.

Copt Hill sits in an elevated position on the top tier, surrounded by lawn, mature trees, and beech hedging. The second tier, which has access from Hoe Lane, is used more as a paddock and provides a wonderful opportunity.



Property Information

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

Tenure
Freehold

Local Authority
Guildford Borough Council: 01483 505050

Council Tax
Band G

EPC Rating
D

Directions (Postcode: GU5 9PG)
To get to Copt Hill (GU5 9PG) from Guildford, start by heading southeast on the A246/Epsom Road. At the roundabout, take the second exit onto A25/Shere Road. Continue on the A25 for about 4 miles and then turn right onto Queen Street. Continue on to Burrows Lane for about half a mile and then bear left at the level crossing onto Burrows Cross. Continue on to Pursers Lane and then turn left onto Crest Hill and then follow the road round to the right onto Fulvens. Keep following the track, bending round to the left, until you reach the end where you will see Copt Hill.

What3words: ///fuels.drove.horses

Viewings
Viewing is strictly by appointment through Knight Frank.



Knight Frank Guildford

2-3 Eastgate Court

High Street, Guildford

GU1 3DE

Morten Boardman

01483 617930

morten.boardman@knightfrank.com

knightfrank.co.uk

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com