

# Hazelbrow

Peaslake, Guildford, Surrey







# An outstanding modern family home, secondary accommodation, over 45,000 sq ft of agricultural barns all set in over 20 acres of farm land.

**Local towns:** Peaslake village 0.9 miles, Shere 1.9 miles, Abinger Hammer 2.4 miles, Cranleigh 6.0 miles

**Train stations:** Gomshall Station 2.1 miles (London Waterloo from 51 minutes), Horsley Station 8.2 miles (London Waterloo from 44 minutes)

Guildford mainline station 8.7 miles (from 32 minutes to London Waterloo)

**Roads:** A3 Burpham 7.9 miles, M25 (Wisley Junction 10) 12.3 miles

**Airports:** London Heathrow 26.6 miles, London Gatwick 19.4 miles

(All distances and times are approximate)

  
4

  
5

  
3

## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Boot room | Utility room | Cloakroom

**First Floor:** Principal bedroom suite | Two further en suite bedrooms | Double bedroom | Family bathroom

**Garden and grounds:** Stables | Multiple car garage | Garden room | Cloakroom | Utility room | Office | Store

### The Bothy

**Ground Floor:** Kitchen/dining room | Sitting room | Utility | Cloakroom

**First Floor:** Principal bedroom with en suite | two further bedrooms | Family bathroom

### Outbuildings

Multiple agricultural outbuildings equating to 45,206 sq ft



# Situation

Hazelbrow enjoys a superb position to the north of the sought-after village of Peaslake, nestled in the heart of the Surrey Hills Area of Outstanding Natural Beauty. This picturesque setting is complemented by the nearby village of Gomshall, Abinger Hammer, and Shere, all of which offer a range of everyday amenities. Peaslake itself retains a quintessential village charm, with a delightful village shop, post office, church, the popular Hutwood Inn Pub and Restaurant, the Hurtwood Hotel and highly regarded 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.

The area offers an exceptional array of recreational opportunities. Golfers can enjoy several renowned local courses, including Wildwood Golf and Country Club, Bramley, Cranleigh Golf and Leisure, and Gratton Manor. For those who appreciate outdoor pursuits, shooting and fishing are available at a number of prestigious local venues, while polo is offered at the renowned Hurtwood Park. The thrill of racing can be experienced at both Epsom and Goodwood, and sailing enthusiasts can take advantage of the stunning Chichester Harbour. The Surrey Sports Park provides state-of-the-art facilities for professional training, while the Spectrum Leisure Centre in Guildford offers a wide range of leisure and entertainment options for all the family.

This highly sought-after corner of Surrey is also renowned for its excellent connectivity to Central London yet offers an idyllic retreat amidst some of the most stunning countryside in England. The surrounding area boasts a wealth of outdoor pursuits, with exceptional walking, cycling and riding routes through renowned landmarks such as Holmbury Hill, Leith Hill and Box Hill. The Surrey Hills really is a haven for nature lovers and outdoor enthusiasts.







# Hazelbrow

Hazelbrow occupies a wonderful position in the heart of Peaslake, with stunning views of rolling hilltops and neatly positioned within 20 acres.

The main house was built by our current client in an Arts and Crafts style within the last 17 years to the highest of standards throughout, with concrete floors, timber-framed windows, and a handmade kitchen, to name just a few examples.

Internally, the layout is excellent, with all reception rooms accessed from the entrance hall, as well as tall ceiling heights, spacious room proportions, and natural light throughout.












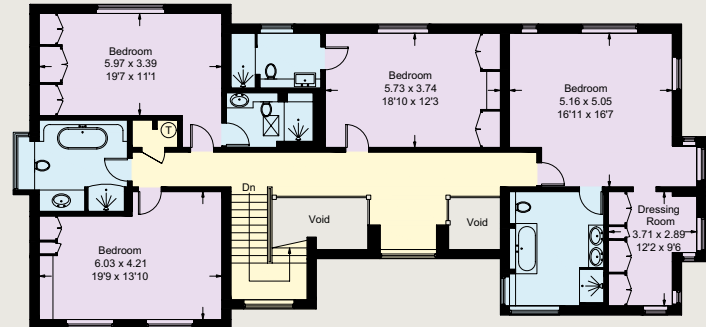


FLOOR PLAN

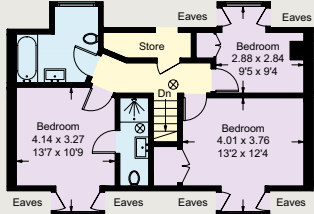
Approximate Gross Internal Floor Area  
= 387.7 sq m / 4173 sq ft  
Cottage = 130.8 sq m / 1408 sq ft  
Outbuildings = 380.1 sq m / 4091 sq ft  
Total = 898.6 sq m / 9672 sq ft  
(Including Garage / Excluding Voids)

 = Reduced headroom below 1.5m / 5'0

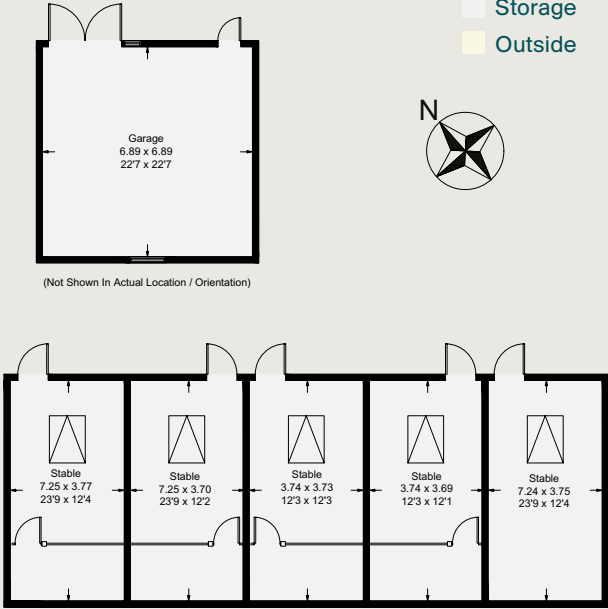
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



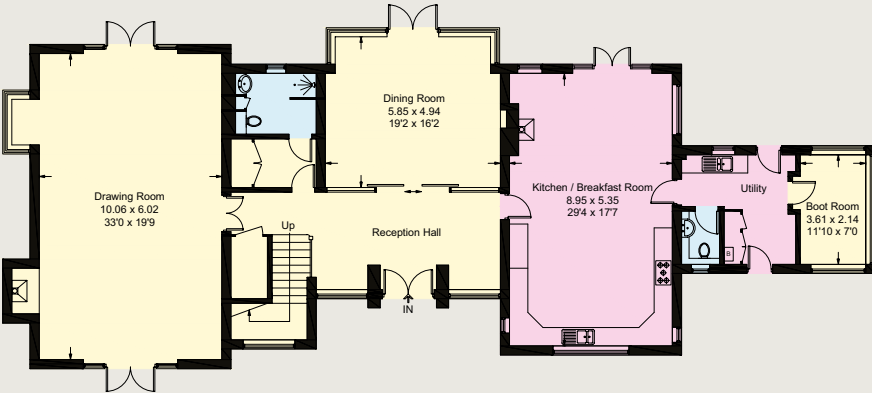
First Floor



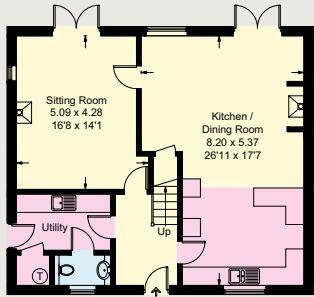
Cottage - First Floor



(Not Shown In Actual Location / Orientation)

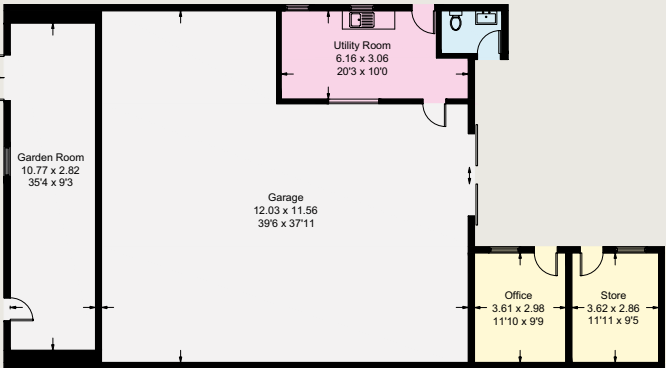


Ground Floor



Cottage - Ground Floor

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

# The Bothy

The Bothy is located at the entrance of the drive and was also recently built by our client. The property is spread over two floors, featuring a spacious open-plan kitchen/dining room, sitting room, utility room, and cloakroom. On the first floor, there is a principal bedroom with an en-suite shower room, one further bedroom, a study, and a family bathroom.

**Agents note:** There is an agricultural tie on The Bothy meaning this cannot be sold separately and needs to be used in conjunction with the farm, or for family.



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.

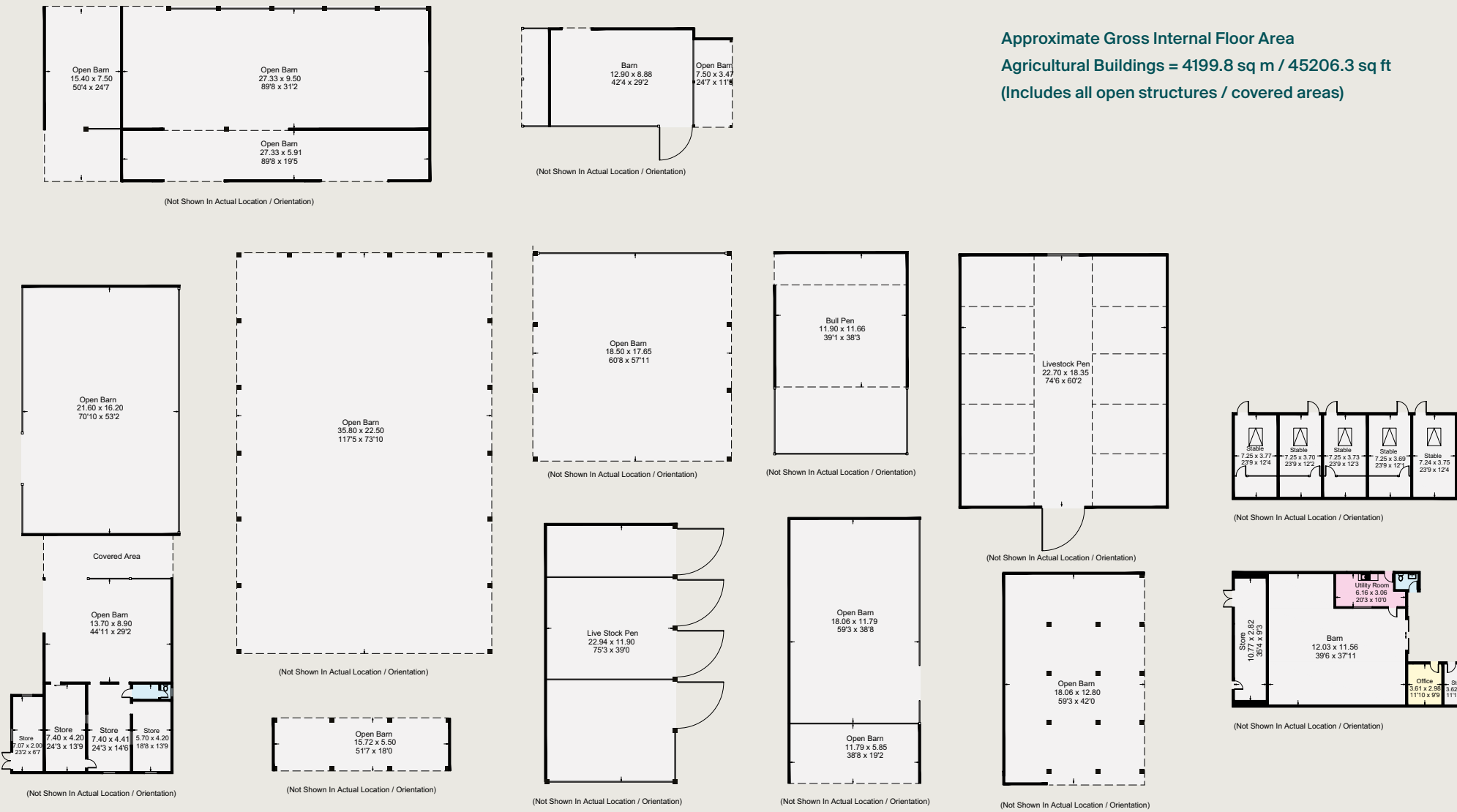


# Outbuildings

Hazelbrow is home to a wide range of agricultural barns, each in excellent condition and providing a variety of uses. These barns, which are all well-maintained, collectively offer over 45,000 sq. ft. of versatile space, making them ideal for a variety of agricultural, storage, or potential business purposes. The buildings are thoughtfully spread across the property, offering ample room for expansion or adaptation, and are well-suited for a range of farming or commercial activities.







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# Property Information

**Services:** We are advised by our client that the main house has mains gas, electricity and drainage.

The Bothy has air source heat pump as well as solar and mains drainage.

The agriculture machinery store has mains electricity and oil-fired central heating.

**Tenure:** Freehold

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

**Council Tax:** Band H

**EPC Rating:** C

**Directions**

Postcode: GU5 9PB

What3words: ///shades.raves.rival

**Viewings:** Viewing is strictly by appointment through Knight Frank.









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