



RUNNING HOOK

Lawbrook Lane, Peaslake



SET IN ONE ACRE OF BEAUTIFUL GARDENS

In a peaceful and secluded position on the edge of the village of Peaslake.

Summary of accommodation

Main House

Ground Floor: Reception hall | Kitchen | Dining room | Cloakroom | | Boot room | Shower room | Utility room

First Floor: Principal bedroom with en suite and balcony | Three further bedrooms | Family bathroom

Annexe

Ground Floor: Bedroom/sitting room | Kitchen | Bathroom | Greenhouse

First Floor: Office/sitting room | Utility | Bedroom with en suite

Outbuildings

Two garages

In all about 1 acre

Local towns: Peaslake village 0.8 miles, Shere 2.8 miles, Abinger Hammer 2.8 miles, Cranleigh 4.4 miles

Train stations: Gomshall Station 2.5 miles (London Waterloo from 51 minutes), Chilworth station 5.2 miles (London Waterloo from 45 minutes)
Horsley Station 8.2 miles (London Waterloo from 44 minutes), Guildford mainline station 11.3 miles (London Waterloo from 32 minutes)

Roads: A3 Burpham 8.3 miles, M25 (Wisley Junction 10) 12.7 miles

Airports: London Gatwick 19.6 miles, London Heathrow 29.4 miles

(All distances and times are approximate)



SITUATION

Running Hook occupies an exceptional position to the southwest of the highly sought-after village of Peaslake, set within the heart of the Surrey Hills Area of Outstanding Natural Beauty. This picturesque setting is complemented by the nearby villages of Gomshall, Abinger Hammer and Shere, each offering a variety of everyday amenities. Peaslake itself retains a quintessential village character, with a welcoming village shop, post office, church and pub.

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. Tormead, Guildford High School and Royal Grammar School are all in Guildford.





The area provides an outstanding selection of recreational opportunities. Golfers are well catered for with a number of esteemed local courses, including Wildwood Golf and Country Club, Bramley, Cranleigh Golf and Leisure, and Gatton Manor. For those with a passion for outdoor pursuits, shooting and fishing are available at several distinguished local venues, while polo can be enjoyed at the prestigious Hurtwood Park. Racing enthusiasts can experience the excitement of Epsom and Goodwood, and sailing is on offer in the stunning surroundings of Chichester Harbour. For more structured sporting pursuits, the Surrey Sports Park provides state-of-the-art facilities for professional training, while the Spectrum Leisure Centre in Guildford offers a comprehensive range of leisure and entertainment amenities for the whole family.

The highly desirable corner of Surrey is celebrated not only for its superb connectivity to Central London but also for offering a tranquil retreat amid some of England's most striking countryside. The surrounding area provides an abundance of outdoor pursuits, with exceptional walking, cycling and riding routes that traverse renowned landmarks such as Holmbury Hill, Leith Hill and Box Hill. The Surrey Hills remains a true haven for nature lovers and outdoor enthusiasts alike.



THE PROPERTY

Running Hook is a comfortable family home, set centrally within a generous plot of just under one acre. The property offers versatile and light-filled living space, along with complete privacy and tranquillity.

You enter the property via a spacious entrance hall, from which you can access both the sitting room and the kitchen. A single door also leads directly out onto the rear garden. The kitchen is modern and well-equipped, featuring a large central island and an open-plan layout with the dining room. A standout feature is the double-sided wood-burning stove, positioned between the kitchen and dining areas, adding warmth and charm. From the dining area, further double doors open onto one of the garden terraces.

To the other side of the property is a large sitting room with a central fireplace, a shower room, and a utility room.

Upstairs, there are four generously sized bedrooms. The principal bedroom benefits from beautiful countryside views, an en suite bathroom, and access to a large roof terrace. A well-appointed family bathroom serves the remaining bedrooms.

THE TWO ANNEXES

A particularly clever feature of Running Hook is its two annexes, ideal for multi-generational living, guest accommodation, or home office use. The first is an integral annexe with its own private entrance or accessed through the sitting room. Located on the first floor, it comprises a bedroom, living room, bathroom and kitchen.

The second is a separate, self-contained annexe with its own entrance, offering a combined bedroom/sitting room, a large bathroom, and a kitchen. This space could easily be incorporated into the main house if desired.





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



Approximate Gross Internal Area:
Main House = 273.19 sq m / 2,941 sq ft (Inc. Annexe)
Garage = 33.64 sq m / 362 sq ft
Total = 306.83 sq m / 3,303 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GARDEN AND GROUNDS

The gardens at Running Hook are a very special feature of the property. The house is approached through attractive electric gates, with a gravel driveway leading to the front of the house, providing ample parking and access to a double garage.

The property sits centrally within its plot of just under one acre, surrounded by a variety of specimen trees, mature shrubs, and colourful flower beds, creating a peaceful and private setting. The gardens are flat and well-maintained, bordered by neatly manicured hedges on all sides.

PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council – 01483 505050

Energy Performance Certificate: Rating: Band D

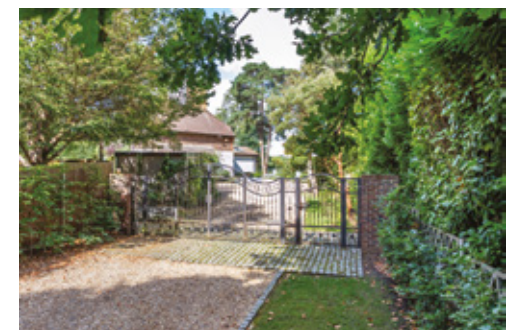
Council Tax: Band G

Tenure: Freehold

Postcode: GU5 9QW

what3words: ///amber.feeds.august

Viewings: Viewing is strictly by appointment through Knight Frank.





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