



KENDREW HOUSE

Peaslake, Surrey



A CHARMING PERIOD HOME SET WITHIN EXQUISITE GARDENS, JUST MOMENTS FROM THE HEART OF PEASLAKE

Summary of accommodation

Ground Floor: Entrance hallway | Drawing room | Dining room | TV room | Kitchen/breakfast room
Utility room | Study | Conservatory | Guest cloakroom

First Floor: Principal bedroom | Four further bedrooms | Two bathrooms

Garden and Grounds: Pool house with kitchenette and shower room | Gazebo | Allieggreenhouse Double garage

In all about 0.73 acres

Distances

Local towns: Peaslake village 0.3 miles, Shere 2.6 miles, Abinger Hammer 2.4 miles, Cranleigh 4.5 miles

Train stations: Gomshall Station 2.8 miles (London Waterloo from 51 minutes)

Chilworth station 5.5 miles (London Waterloo from 45 minutes), Horsley Station 8.3 miles (London Waterloo from 44 minutes)

Guildford mainline station 9.4 miles (London Waterloo from 32 minutes)

Roads: A3 Burpham 8.5 miles, M25 (Witney Junction 10) 12.6 miles

Airports: London Gatwick 19.6 miles, London Heathrow 27.9 miles

(All distances and times are approximate)

SITUATION

Kendrew House 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.





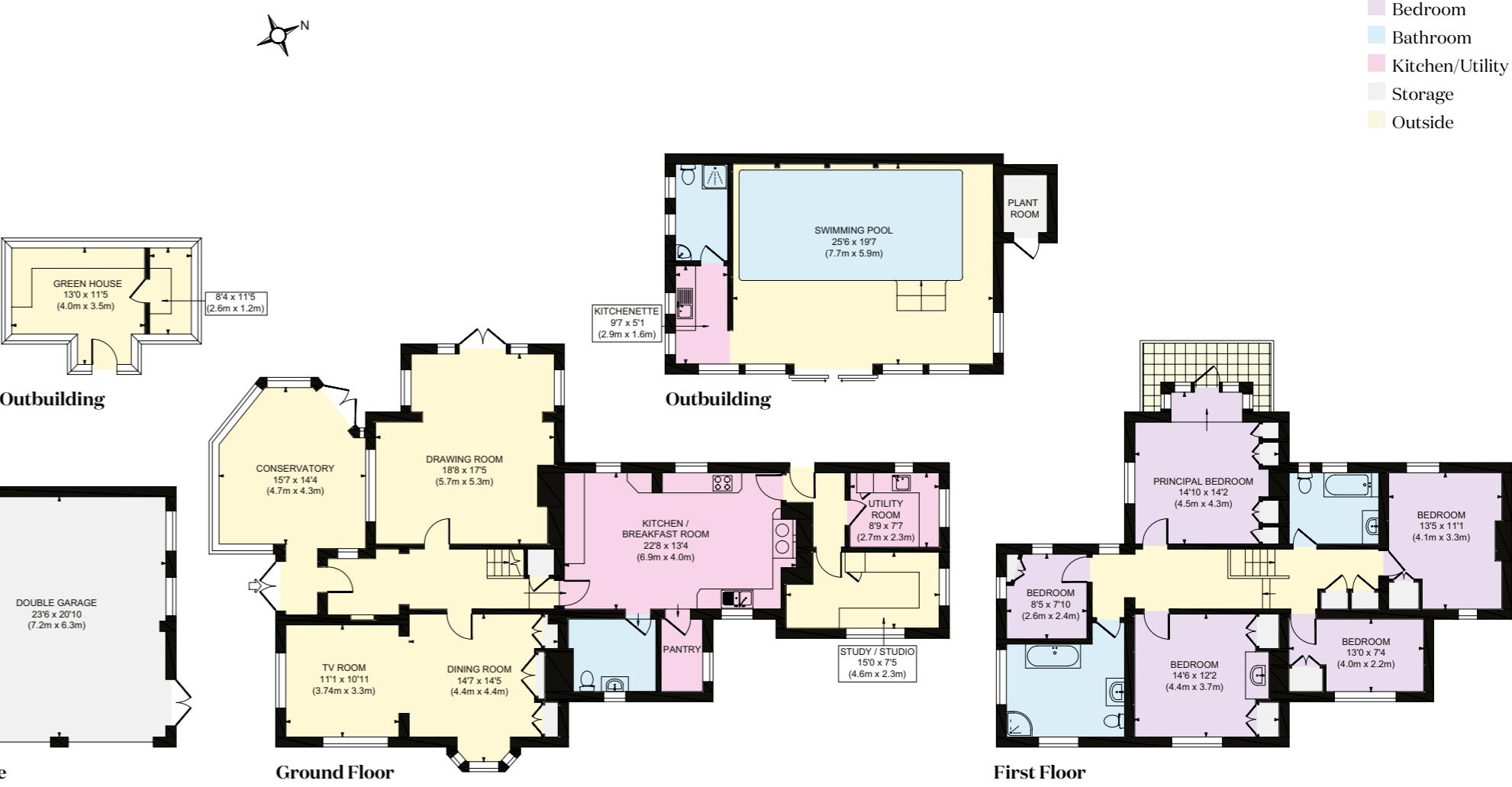
KENDREW HOUSE

Kendrew House is a charming and characterful period home, located just moments from the centre of Peaslake. The property is predominantly arranged over two floors and has been meticulously maintained by the current owner, while offering an incoming purchaser a wonderful opportunity to further upgrade and extend, subject to the necessary planning consents.

The ground floor is notably spacious, comprising four reception rooms, together with a well-appointed kitchen/breakfast room featuring an AGA, central island and pantry. There is also a separate utility room and a study.

On the first floor, the principal bedroom enjoys views over the immaculate formal rear gardens and the surrounding hills beyond, as well as a balcony. This floor also provides four further bedrooms and two large family bathrooms.





Approximate Gross Internal Area
 Main House 2741 sq. ft / 254.64 sq. m
 Garage 489 sq. ft / 45.46 sq. m
 Outbuildings 771 sq. ft / 71.59 sq. m
 Total 4001 sq. ft / 371.69 sq. m

This plan is for layout guidance only. Not drawn to scale or to exact measurements. 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

Kendrew House sits within approximately three-quarters of an acre of beautifully landscaped gardens, which are a standout feature of the property and were formally part of the Peaslake open garden scheme. Both the front and rear gardens offer an exceptional degree of privacy, with the rear garden further enhanced by a gentle stream running through it, creating a wonderfully tranquil setting.

Adjoining the rear of the house is a sandstone terrace, bordered by an attractive red-brick wall, providing an ideal space for outdoor entertaining. The lawns are in excellent condition and are interspersed with mature and specimen trees, shrubs and flowers.

To the northern side of the plot is a heated indoor swimming pool, complete with kitchenette and shower room. The property also benefits from an Alitex greenhouse and double garage.

PROPERTY INFORMATION

Tenure: Freehold

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

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC: E

Directions

Postcode: GU5 9RJ

What3words: //gentle.term.dinner

Viewings: Viewing is strictly by appointment through Knight Frank.





I would be delighted
to tell you more.

Morten Boardman
01483 617930
morten.boardman@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

knightfrank.co.uk

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