



**Well Cottage, Mackies Hill, Peaslake, Surrey GU5 9RH**

**Price £749,950 Freehold**

**TERRA COTTA**

Independent Estate Agents

## Property Description :

A rare opportunity to purchase a very attractive Grade II listed cottage of immense character set in a garden approaching 1/2 acre in a sought after no-through road within 1/2 mile of Peaslake village centre. To the front of the property is an extensive gravelled drive way with a feature Ham stone wall providing off street parking for numerous vehicles. Double wrought iron gates lead to a patio area with covered porch to the front door and a detached, tiled roof studio/office thought to date from early 19c. Ground floor accommodation comprises an entrance hall, snug with skylight and tiled flooring leading to a sitting room with feature log burner set into an inglenook fireplace. This spacious room has beamed ceilings & walls & a dual aspect office area. To the left of the entrance hall is a good size kitchen/diner with vaulted ceiling, gas Rayburn (heating & cooking), hand made elm units, oak floor, butler sink and ample space for a dining table & chairs. Double doors lead to the garden via a secluded patio/rockery area for outdoor dining. There is a well fitted family bathroom with freestanding claw foot bath, a separate shower cubicle, feature basin, WC, skylight and storage cupboard. Upstairs offers a large dual aspect double bedroom with corner wardrobe and fireplace with shelving, original exposed bricks to either side as well as a double aspect small double bedroom. The main area of the garden is laid to a large sunny lawn with various seating areas and views over the surrounding countryside. The garden is tiered in places & includes a shed & greenhouse. It is surrounded by numerous mature trees (including a Mulberry), hedges & shrubs and offers great privacy. Located in a peaceful rural setting within a short walk of Peaslake Free School with path and bridle ways into the Hurtwood and the centre of the village. Must be seen!

## Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Turn right towards Dorking and into Gomshall. Turn right (opposite the petrol station) into Queen Street. Follow the road to the end, continuing straight on (slightly right) into Burrows Lane. Continue over the railway line, along the single track to the end of the road, turning left at the T junction towards Peaslake. Continue straight on along this road towards Peaslake village, turning left (just after The Peaslake Beauty Room / Dance a Ramix on your right) into Mackies Hill. Continue up the road for a little over 150m where you will find Well Cottage on your left.

## Situation :

Peaslake village is the heart of Surrey Hills cycling & benefits from a general store/post office, church, car repair garage, pub/hotel/restaurant & bicycle shop. The property is well situated for numerous sought after schools as well as walks, bike trails & bridleways, country pubs & restaurants. Dorking, Guildford and Cranleigh are close by as is easy access to the A3 and M25. Effingham station (to London Waterloo & Victoria) is circa 15/20 mins drive away.



**Council Tax - Guildford Borough Council 01483 444864 - Band F £ 3,445.67 annum (2024-25)**

**All Mains Services (no EPC as Grade II listed)**

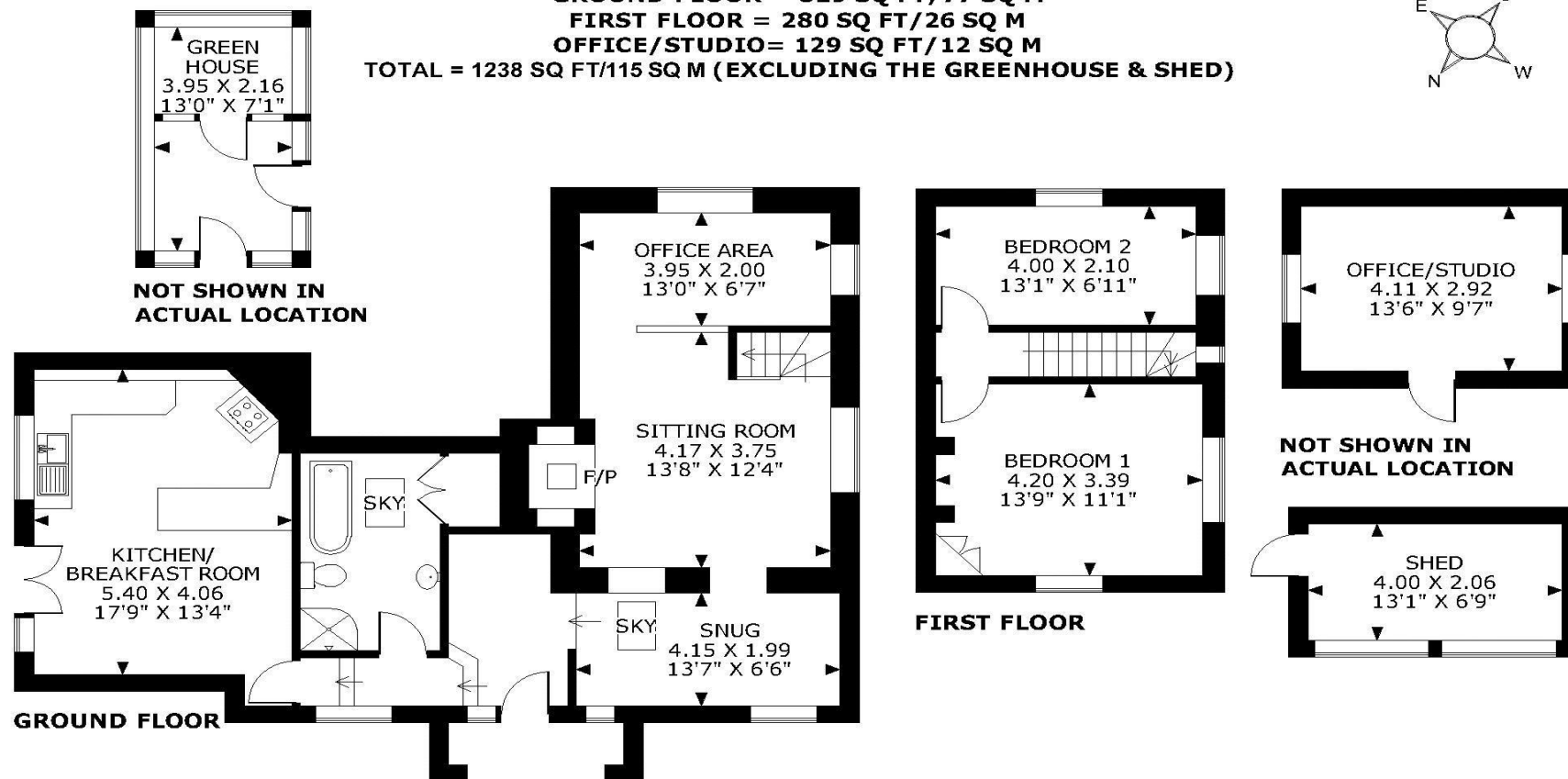
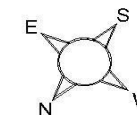
**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 829 SQ FT/77 SQ M  
FIRST FLOOR = 280 SQ FT/26 SQ M  
OFFICE/STUDIO = 129 SQ FT/12 SQ M  
TOTAL = 1238 SQ FT/115 SQ M (EXCLUDING THE GREENHOUSE & SHED)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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**Terra Cotta (Estate Agents) Ltd**

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**Opening Hours**

Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm