



**Hazelbank, Peaslake Lane, Peaslake, Surrey GU5 9RJ**

**Price £875,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## Property Description :

A very well presented 3 bedroom semi-detached character cottage with detached double garage, a good size garden with views over farmland & scope to extend (stpp) located within a short walk of Peaslake village. Ground floor accommodation comprises an entrance porch leading into a good size sitting room with feature open fireplace, solid wood flooring & under stairs cupboard, archway through to dining room with a further feature open fireplace & double doors leading out to the courtyard & rear garden. This in turn provides access to a well fitted cottage kitchen with solid wood worktops & a butler sink, integrated appliances, space for table & chairs, a door through to the utility room & further door leading out to the courtyard. Upstairs offers 2 double bedroom with fitted wardrobes & feature fireplaces, a 3rd large single bedroom & a well fitted bathroom with a freestanding claw footed bath, basin & wc. To the front of the property, a driveway provides an area of off-street parking for several cars & provides access to a detached garage with pedestrian door to rear garden. There is a very attractive paved courtyard area to the rear of the dining room/side of the kitchen offering a private area for table & chairs, with steps up to a lawned area, then further steps up to a larger lawned area with views over fields to the rear. The front & rear gardens benefit from mature trees, shrubs & flower borders, & offer a great deal of seclusion. Located within a short stroll of Peaslake village. Must be seen !

## Directions :

From our office in Shere, head south (away from the A25) on Middle Street, past the pubs & into Shere Lane. At the top of the hill continue over the railway bridge then immediately left into Hook Lane. Continue straight on into Burrows Cross then Pursers Lane towards Peaslake village. Once the road becomes Peaslake Lane, you will see Peaslake garage on your left. You will find Hazelbank virtually opposite the garage on your right.

## 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 & beauty salon. The property is well situated for numerous sought after schools as well as walks, bike trails & bridleways, country pubs & restaurants. Situated within a 5 min drive of Shere & Gomshall villages & the A25 with extended facilities & a station. Dorking, Guildford and Cranleigh are all within circa 6 miles as is easy access to the A3 and M25. Effingham station (to London Waterloo & Victoria) is circa 15/20 mins drive away.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

**Council Tax - Guildford Borough Council - Band F £3445.67 per annum (2024-25)**

**All Mains Services**

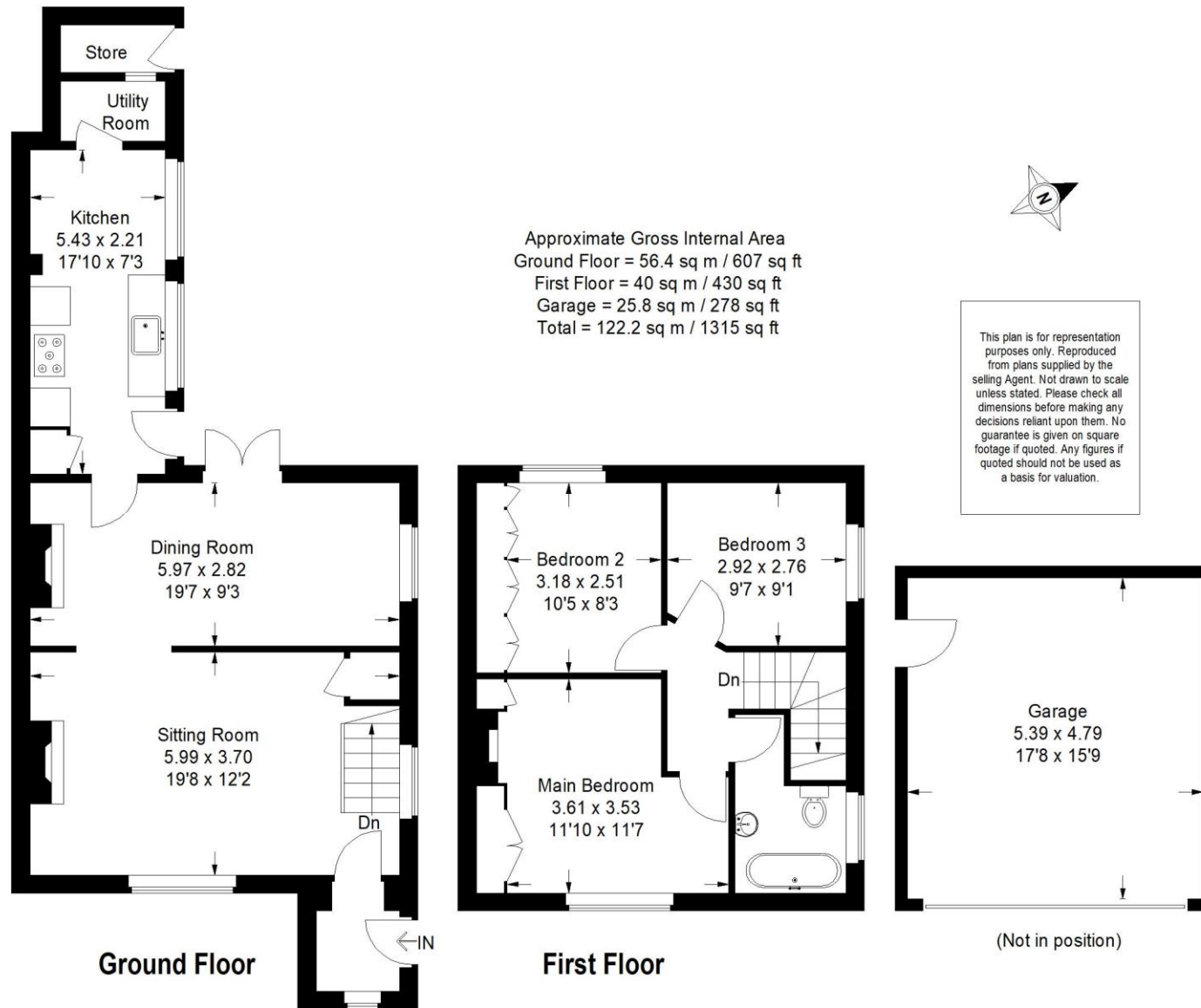
**Your Local Independent Estate Agent**





Please call 01483 205150 to arrange a viewing

# Hazelbank, Peaslake Lane, Peaslake, Surrey GU5 9RJ



Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF  
Tel: 01483 205150 – Registered No: 03516147

## Opening Hours

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