



Rolands, Pursers Lane, Peaslake, Surrey GU5 9RE

Price £1,650,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

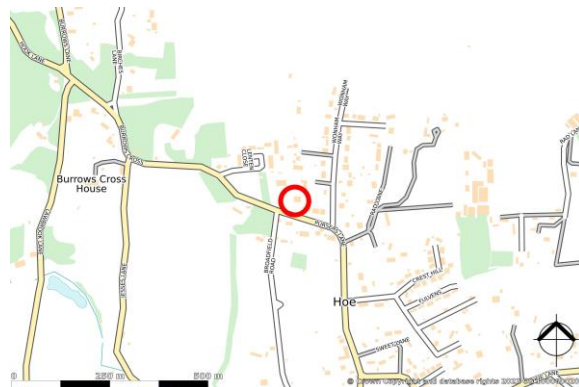
A recently reconstructed & immaculately presented 4 double bed detached family home offering cleverly laid out single storey accommodation comprising an entrance lobby with coir matting leading into a spacious entrance hall with skylights, a 20ft dual aspect sitting room with sliding doors leading out to front garden with feature high level triangular windows (to ceiling) above, further sliding doors leading out to extensive patio & side garden & a contemporary gas fireplace which is also open plan to the dining room. A small opening to one side of the sitting room leads through to the dining room which also has sliding doors leading out to the patio & side garden. An archway then leads through to the kitchen/breakfast room which boasts an extensive range of units including a breakfast bar area with space for stools under, a freestanding range & sliding doors with feature high level triangular windows (to ceiling) over leading out to the rear garden. All of these areas benefit from a solid wood flooring. A further archway from the entrance hall leads through to the family room with double doors to rear garden, & there is a wc adjacent to this room. A further door from the entrance hall leads to the sleeping quarters, an inner hallway providing extensive storage to include a linen cupboard. There are 2 double bedrooms with fitted wardrobes overlooking the front garden supported by a family bathroom with bath & separate shower cubicle. This leads to a master bedroom with dressing area, double doors leading to rear garden & an ensuite shower room (with double shower). There is a further guest bedroom with double doors to rear garden & an ensuite shower room, which is Jack & Jill to a 26ft living room with an exposed brick feature wall, double doors to rear garden, skylights & a door to the utility room (with storage above). N.B. There is potential to use the living room/utility room (which could be converted into a kitchen) & shower room as a separate annexe, there is a separate access from the front driveway through the utility room. There is also a small garage (for bikes & storage) adjacent to the utility room, accessed via the front driveway. To the front of the property, a gravelled driveway to one side provides access to an area of off-street parking for several cars & leads to the garage. There is an extensive lawned area to the front, side & rear of the property, with patio areas to the front, side & rear. The garden is mature & private, with a selection of trees, shrubs, hedges & flower borders, a fire pit & a shed. Set well back from the road within circa 1 mile of Peaslake village & within a 5 minute drive of Shere village & Gomshall station, in the heart of the stunning Surrey Hills. 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. Approx. 1/4 mile after Burrows Lane (the turning on your left to Gomshall) & shortly after Lenten Close, you will find the entrance to Rolands on your left almost opposite Broadfield Road.

Situation :

Located within 1 mile of Peaslake village which benefits from a general store/post office, a pub/restaurant, (pedal) bike shop (this village is the heart of Surrey Hills cycling) & church as well as the Peaslake Free School. Situated in the Surrey Hills, the property is also within 5 mins drive of Shere village with extended facilities, & is well situated for numerous sought after schools, fantastic walks & bike rides, country pubs, restaurants & as well as Guildford, Dorking & Cranleigh, the A3 & M25. Guildford & Clandon mainline stations (to London Waterloo) are both circa 15 mins drive away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - Guildford Borough Council - Band G - £3,975.76 per annum (2024-25)

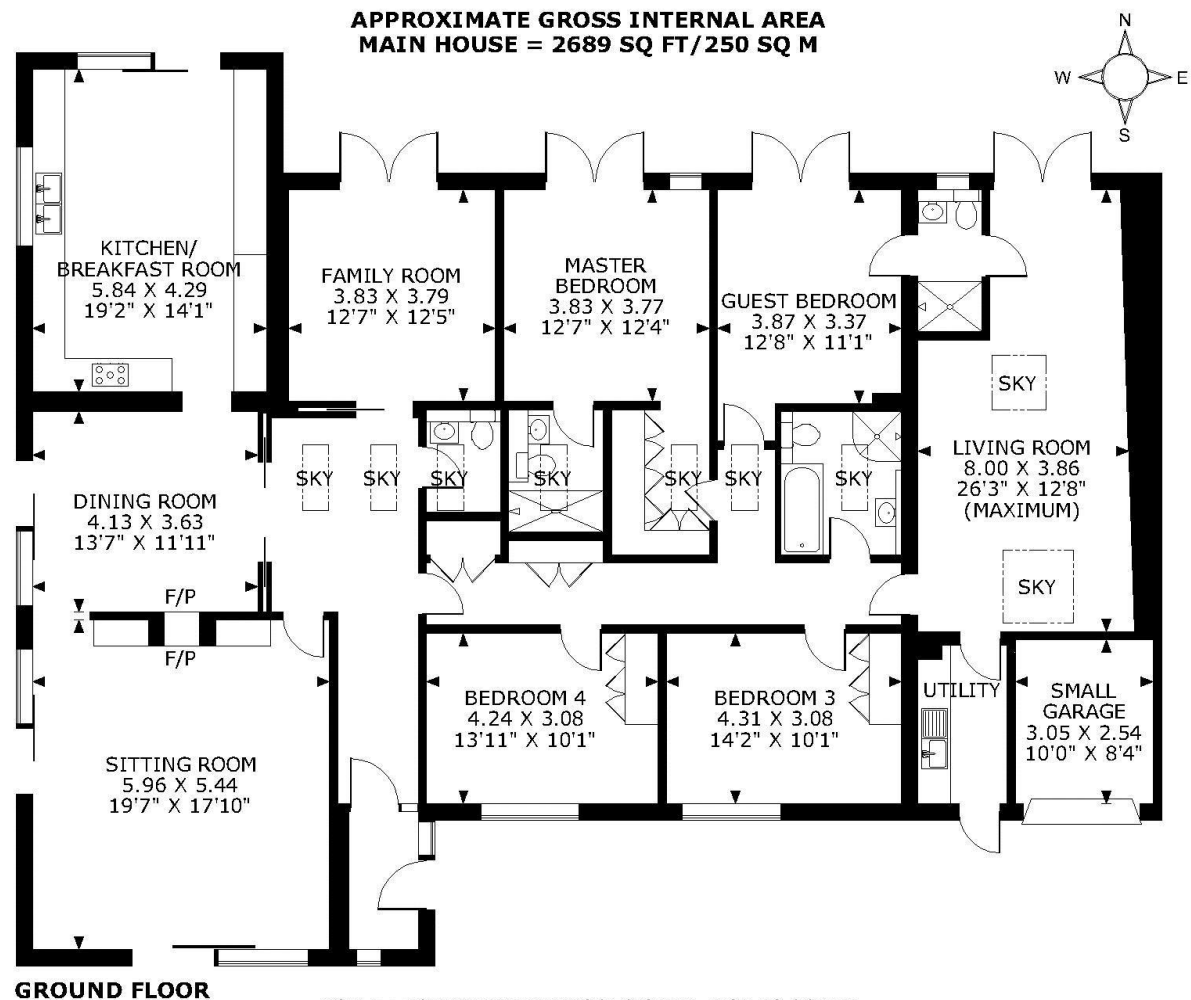
All Mains Services

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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