



2 The Bungalow, Hoe Lane, Peaslake, Surrey
GU5 9SL
Price £695,000 Freehold

TERRA COTTA
Independent Estate Agents

Property Description :

A recently extended, completely refurbished (to include new roof) & superbly presented 3 double bedroom, 2 bathroom single storey property located in a quiet road within 1/2 mile of Peaslake village. Accommodation comprises an entrance lobby with skylight, a very large sitting room with pitched ceiling, herringbone style flooring & bi-fold doors providing access to the patio & garden. This is open plan to the stunning kitchen/breakfast room which offers an extensive range of wall mounted & low level Shaker style units to include fully integrated appliances all complimented by Quartz worktops. There is also an island with further drawers, a 5 ring hob with ceiling extractor over & built in wine racks, which doubles up as a breakfast bar. This area benefits from 2 further skylights, a window overlooking the side garden & a continuation of the herringbone style floor which all boasts under floor heating. The principal bedroom is a large double with double doors leading out to a covered verandah. A small dressing area with double wardrobe leads through to an ensuite shower room with large walk-in shower, wc, basin & under floor heating. There are 2 further large double bedrooms, one fitted with wardrobes, either of which could be used as an additional reception room if required. There is also a family bathroom with bath, wall mounted shower & shower screen, wc & basin, inset display areas, laundry cupboard & under floor heating. There is a large loft area (with ladder) for storage. Outside, there is a gravelled area of off-street parking for 2-3 cars with gated access to the garden. This is all to the front & side of the property (with just a small storage box to the rear) & is mainly laid to lawn with patio areas surrounded by mature hedging providing good privacy. Must be seen to be fully appreciated ! No onward chain.

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. 3/4 mile after Burrows Lane (the turning on your left to Gomshall) & immediately after Sweet Lane on your left, turn left into Hoe Lane. Follow the road round to the right, where you will find 2 The Bungalow on your left, immediately before the track on the left.

Situation :

Located within circa 1/2 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 & Clondan mainline stations (to London Waterloo) are both circa 15 mins drive away.



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax - Guildford Borough Council 01483 444864 - Band E £ 2,915.356 annum (2024-25)

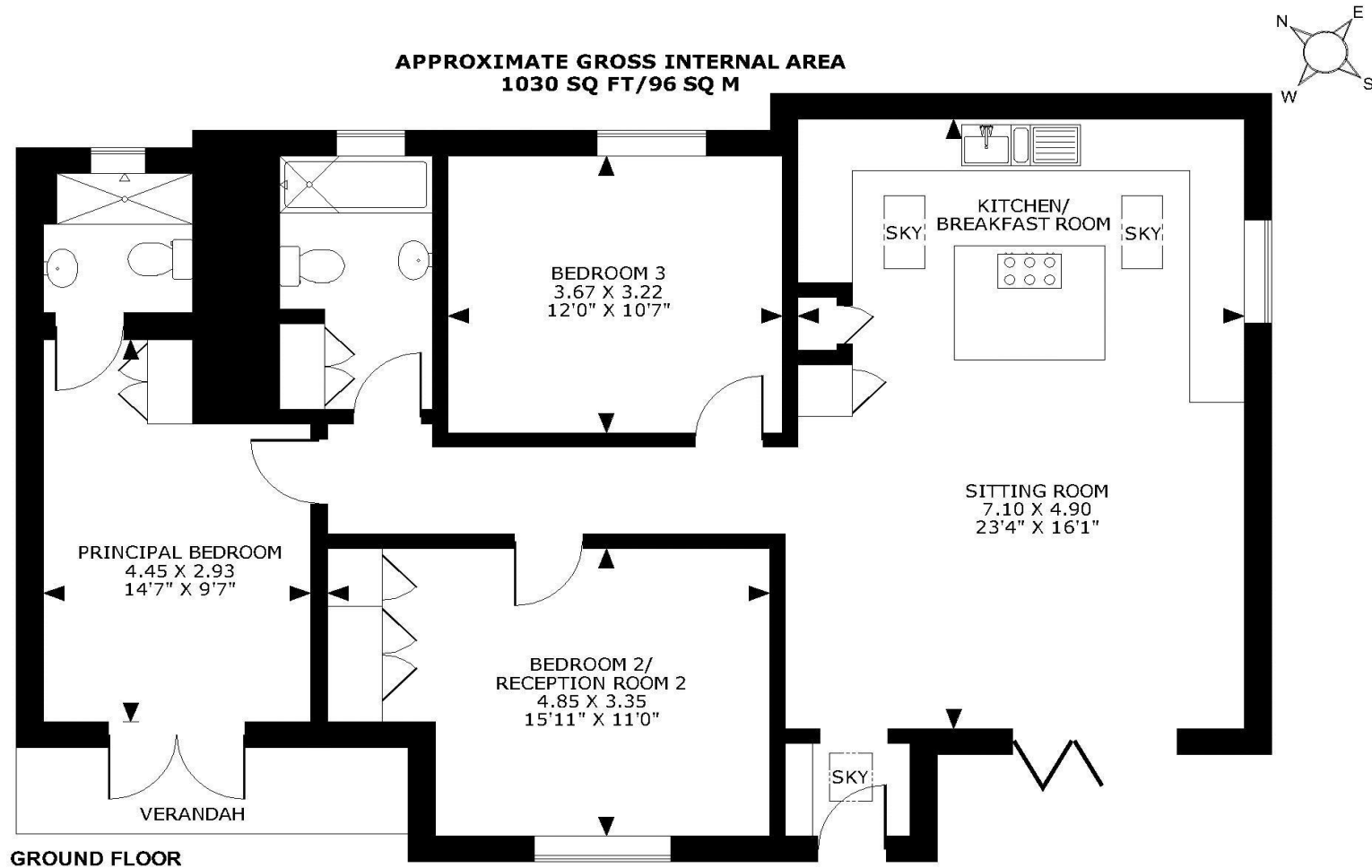
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Please call 01483 205150 to arrange a viewing

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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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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

nicola@terracotta.co.uk

www.terracotta.co.uk