



**Pooh Cottage, Crest Hill, Peaslake Surrey GU5 9PE**

**Price £1,100,000 Freehold**

**TERRA COTTA**

Independent Estate Agents

## Property Description :

A very well presented 3 double bedroom detached chalet bungalow with a large detached garage/workshop & a good size well tended garden situated in a sought after, quiet road within 3/4 mile of Peaslake village. Ground floor accommodation comprises a light & spacious dual aspect sitting room with feature log burner with slate hearth & wooden beam over, bi-fold doors leading out to the decked area & rear garden open plan to a dining area with ample space for table & chairs. There is also a well fitted kitchen/breakfast room offering an extensive range of low level, full height & wall mounted units with integrated appliances, butler sink, a stable door leading out to the side & an island with breakfast bar, built-in 5 ring gas hob & extractor hood over. There are also 2 good size double bedrooms with fitted wardrobes & bay windows overlooking the front garden & a well fitted shower room with large walk-in shower, wc & basin. A staircase with sky light leads up to the first floor, which offers a further double bedroom with fitted wardrobes & 2 sky lights & an ensuite shower room comprising a shower cubicle, wc & basin. There is also a storage area/small study. There is a good sized gravelled area to the front & side of the property providing off-street parking for numerous cars, this leads down to a paved area & the detached garage/workshop which has double doors, a sink/utility area & a sliding door through to the workshop, with windows overlooking the rear garden. The front garden is landscaped to the front & far side, the rear garden is also very well tended, very private & is mainly laid to lawn with mature hedging, trees & shrubs, with a gravelled path leading down to the shed to the rear. There is also a small raised patio to the rear, a decked area to the rear of the property, with mature shrubs & flower borders. This very well cared for property offers further scope to extend (stpp) & is offered for sale with no onward chain. 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. Turn left into Crest Hill. Follow the road, bearing left onto the gravelled part as the road splits with Fulvens, following the road towards the end of the cul-de-sac, where you will find Pooh Cottage on your left.

## Situation :

Located within 0.7 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

**Council Tax - Guildford Borough Council Band E - £2915.56 per annum (2024-25)**

**All Mains Services**

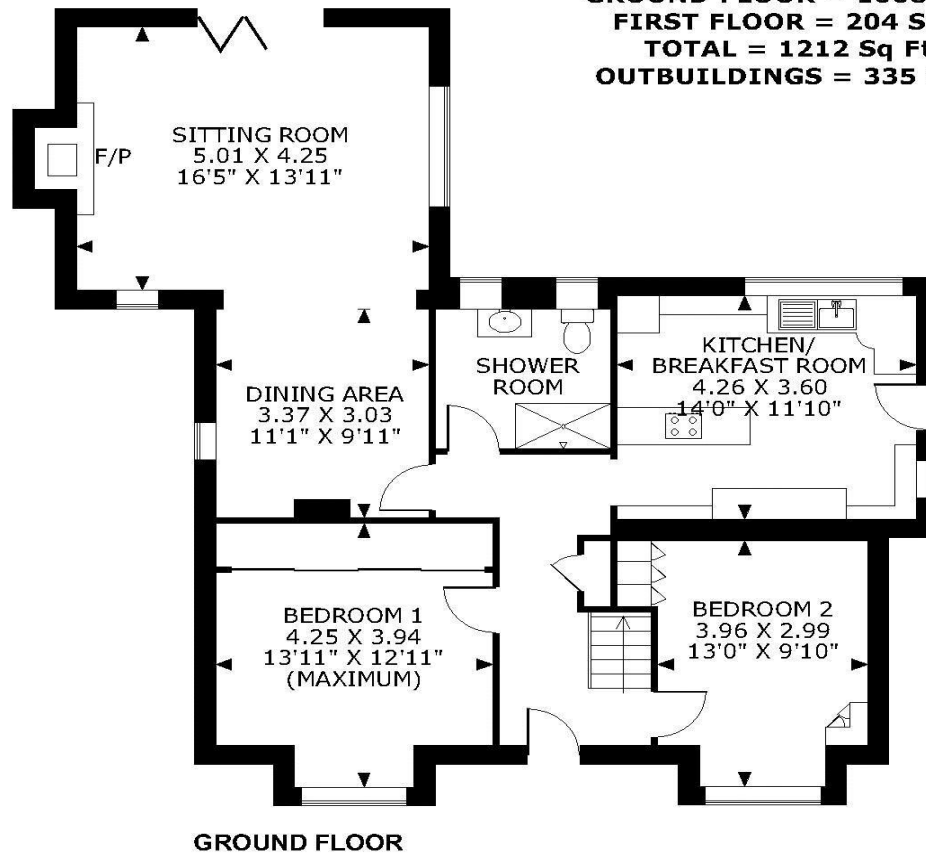
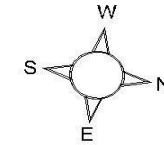
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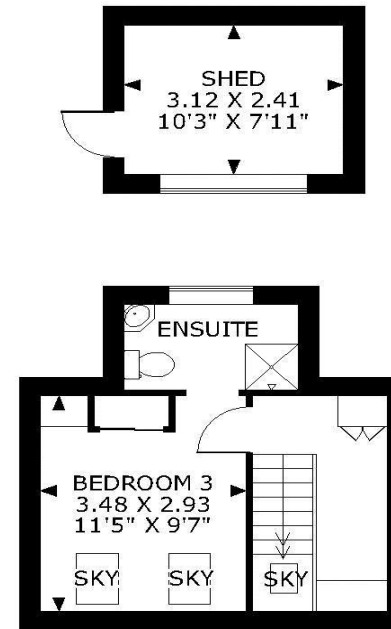
Please call 01483 205150 to arrange a viewing

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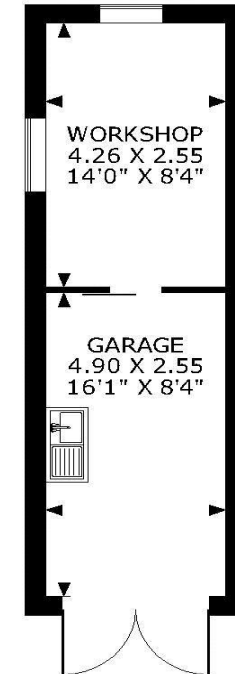
**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 1008 Sq Ft/94 Sq M**  
**FIRST FLOOR = 204 Sq Ft/19 Sq M**  
**TOTAL = 1212 Sq Ft/113 Sq M**  
**OUTBUILDINGS = 335 Sq Ft/31 Sq M**



**GROUND FLOOR**



**FIRST FLOOR**



**(NOT SHOWN IN ACTUAL LOCATION)**

**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