



4 Highfield Grange, Peaslake, Surrey GU5 9DT

Price £785,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A recently constructed 4 bed, 3 bath semi-detached family home with a good size garden & views within 1/3 mile of the centre of the highly desirable village of Peaslake. Ground floor accommodation comprises an entrance hall with space for coats & boots & wc, a good size kitchen/breakfast room with excellent range of fitted units & integrated oven, microwave & full size dishwasher, electric hob & a wine fridge. An inner lobby with under stairs cupboard leads to a separate utility room with washer/dryer, sink, further storage cupboards & door to side passage & garden. This also leads through to a superb dual aspect sitting room with feature log burner & bi-fold doors leading out to the patio & rear garden. The 1st floor offers a large double bedroom with fitted wardrobes & ensuite shower room, a 2nd double bedroom with fitted wardrobes, a 4th single bedroom/dressing room & a family bathroom with bath & wall-mounted shower. A further staircase leads up to the 2nd floor which boasts a further double bedroom set into the eaves & a bathroom. To the front of the property a shared driveway with lawned areas to either side provides access to a private driveway providing off-street parking for 2 cars. There is laurel hedging bordering the road providing privacy & views over fields beyond that. There is gated access to the side of the property leading to the rear paved patio, with steps up to a further raised paved patio & a good size lawned garden with summerhouse/shed to the rear. This property offers excellent accommodation, pleasant views to front & rear, a great location & efficient & low cost utilities. 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. Once you have passed the 2nd Hoe Lane turning on your left, turn right just after Pursers Lea & immediately after the 30 mph sign into Highfield Grange, where you will find No. 4 on the far 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	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax - Guildford Borough Council - Band F - £3,445.67 per annum (2024-2025)

All Mains Services

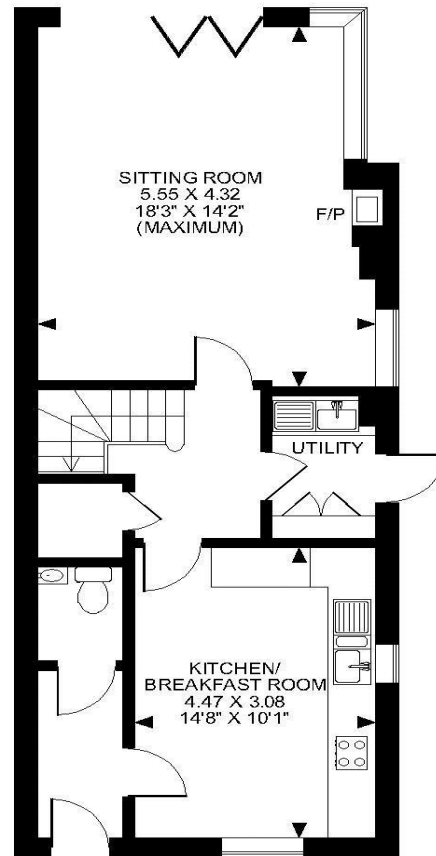
Your Local Independent Estate Agent



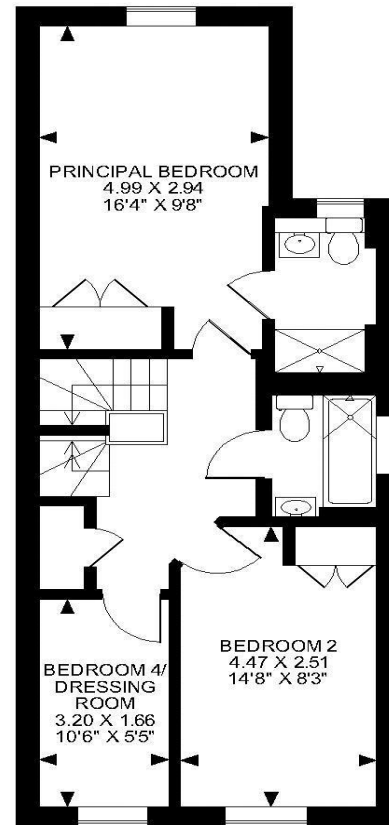
Please call 01483 205150 to arrange a viewing

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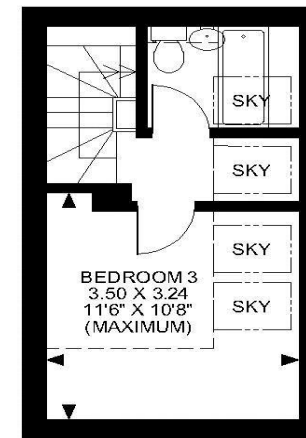
APPROXIMATE GROSS INTERNAL AREA
MAIN HOUSE = 1307 SQ FT/121 SQ M
SUMMER HOUSE/SHED = 135 SQ FT/13 SQ M



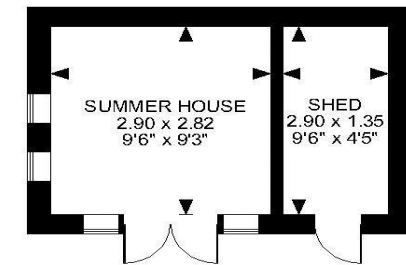
GROUND FLOOR



FIRST FLOOR



SECOND 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.

□ □ □ Denotes restricted head height

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