



TERRA COTTA
Independent Estate Agents
FOR SALE
01483 205150
www.terracotta.co.uk

7 Hoe Cottages, Hoe Lane, Peaslake Surrey GU5 9SW

Price £895,000 Freehold

TERRA COTTA

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Property Description :

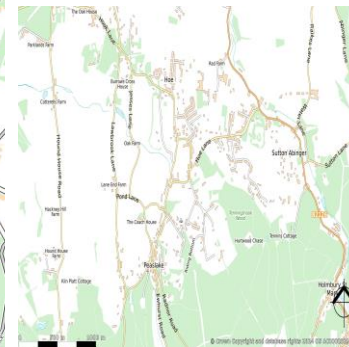
An extended, spacious & very well presented 3 bedroom character cottage with garage, separate studio, a good size garden & lovely west facing views to the rear, located in a quiet road in Peaslake. Ground floor accommodation comprises a family room with fitted storage cupboards, a sitting room with feature log burner & a large arch & 3 steps lead down to a spacious kitchen/breakfast room, which includes a range of low level units to include integrated dishwasher, fitted oven & sink. There is ample space for a large table & chairs, a pitched ceiling with 2 sky lights & double doors lead out to the patio, detached studio & rear garden. The 1st floor offers 2 bedrooms & a family bathroom with bath, wall mounted shower & shower screen, wc & basin set into vanity unit. A further staircase rises up to the 2nd floor which offers a large double bedroom set slightly into eaves with 2 sky lights & eaves storage cupboards. The patio to the side of the kitchen provides access to both the utility room to the rear of the garage (with space & plumbing for a washing machine), & also to the detached purpose built studio, which offers a large, dual aspect, adaptable space, with an ensuite shower room, electric heaters & a large storage cupboard. To the front of the property there is an area of off-street parking for several cars which leads to a detached garage (with pitched roof, skylight & door to utility area to the rear). The front garden is enclosed by a picket fence, boasts mature shrubs with a pathway leading to the front door. There's gated access to the rear patio & well presented detached & insulated studio with brick base, wood cladding & a pitched roof. Steps lead down to a good sized area laid to lawn, with mature shrubs to either side, a further patio to the rear with views over the fields beyond. 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. 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, continue past an extension of Hoe Lane on your left, where you will find 7 Hoe Cottages on your right, just before the turning to Franksfield on your left.

Situation :

Located within circa 1/2 mile of the centre 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.



Council Tax - Guildford Borough Council - Band E - £2,915.56 per annum (2024-25)

All Mains Services

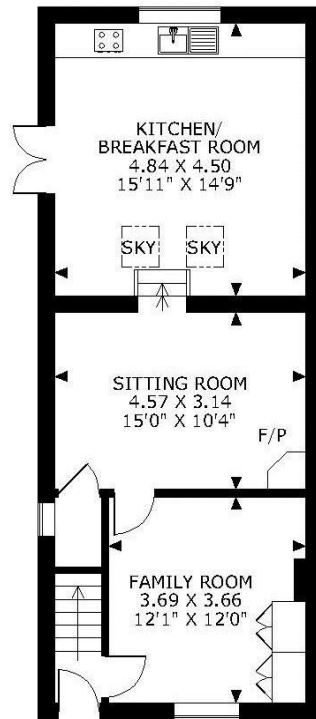
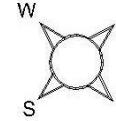
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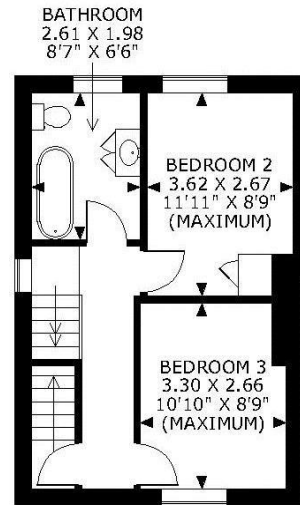
Please call 01483 205150 to arrange a viewing

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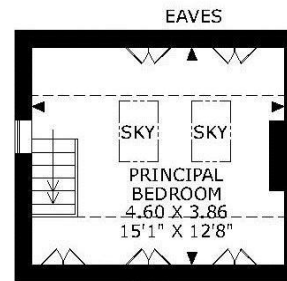
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 594 Sq Ft/55 Sq M
FIRST FLOOR = 350 SQ FT/33 SQ M
SECOND FLOOR = 92 SQ FT/9 SQ M
ANNEXE = 232 SQ FT/22 SQ M
UTILITY = 58 SQ FT/5 SQ M
TOTAL = 1326 SQ FT/124 SQ M
GARAGE = 150 SQ FT/14 SQ M



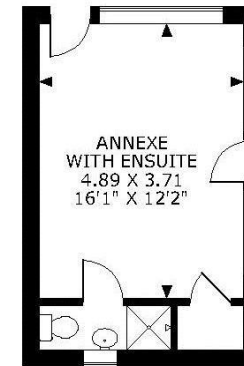
GROUND FLOOR



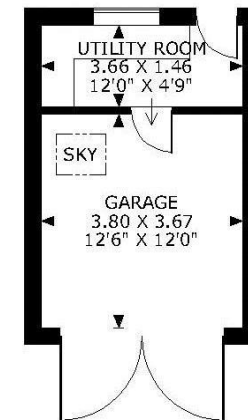
FIRST FLOOR



SECOND FLOOR



OUTBUILDING



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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Terra Cotta (Estate Agents) Ltd

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Opening Hours

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