



**Wayside Cottage, Ewhurst Road, Peaslake**  
**Surrey GU5 9RN**  
**Price £950,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents



## Property Description :

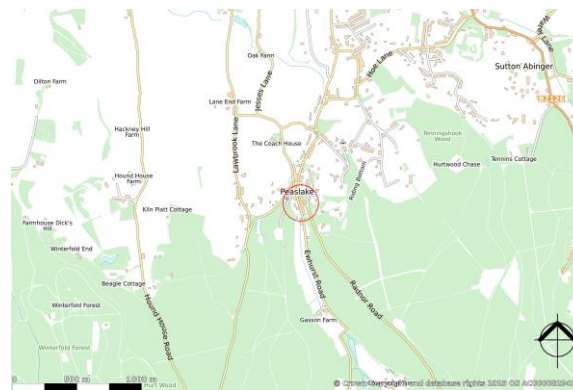
A spacious & immaculately presented 3 double bedroom family home with an outbuilding that can serve as a guest bedroom with ensuite shower room or spacious office. The property boasts a good size garden with excellent views & extensive off-street parking situated in a sought after, peaceful location in Peaslake village. The ground floor accommodation comprises an entrance porch leading to a hall with wc & utility. There's a large triple-aspect sitting room with feature log burner & a family room with original fireplace & solid wood flooring. The family room opens to an extensive & well fitted kitchen with a superb range of units, breakfast bar, sky lights & door to garden. The kitchen is open plan to a dining area. Upstairs offers a large triple-aspect double bedroom with an ensuite bathroom featuring bath, handheld shower, wc & basin. There are 2 further double bedrooms & a refitted family shower room with shower cubicle, wc, basin & skylight. The annexe/office is a dual aspect brick-built outbuilding to the side of the main property and comprises an insulated room with power, central heating, light, fibre-internet connection, & an ensuite shower room with wc & basin. Access to the property from the front is by a path with lawn to either side. There is a paved patio to the rear, with a tiered lawn & steps leading up to an extensive area of off-street parking (accessed via Radnor Road). The property enjoys pleasant views & is situated in a very quiet yet central position, within 100 yds of the village shop & pub. 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 for a mile or two towards Peaslake village. Continue past the Garage on your left into Peaslake village. Continue straight on at the village shop, where you will find Wayside Cottage after 100 yards on your left. Parking (at the rear of the property) is available via Radnor Road.

## Situation :

Located within a short walk of Peaslake village which benefits from a general store/post office, a pub/restaurant, (pedal) bike shop & 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, Effingham Junction & Clandon mainline stations (to London Waterloo) are all circa 15 mins drive away.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**Council Tax - Guildford Borough Council - Band F - £3,605.74 per annum (2025-26)**

**All Mains Services**

**Your Local Independent Estate Agent**

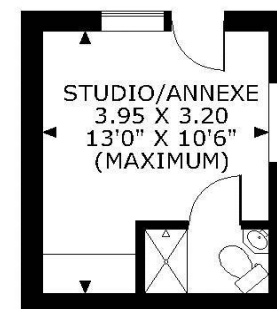
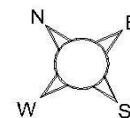




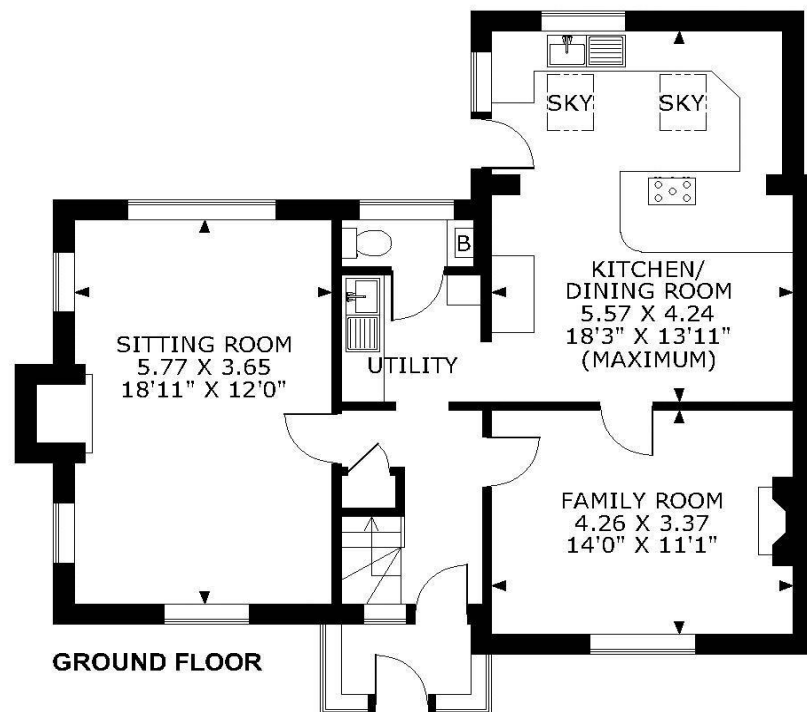
Please call 01483 205150 to arrange a viewing

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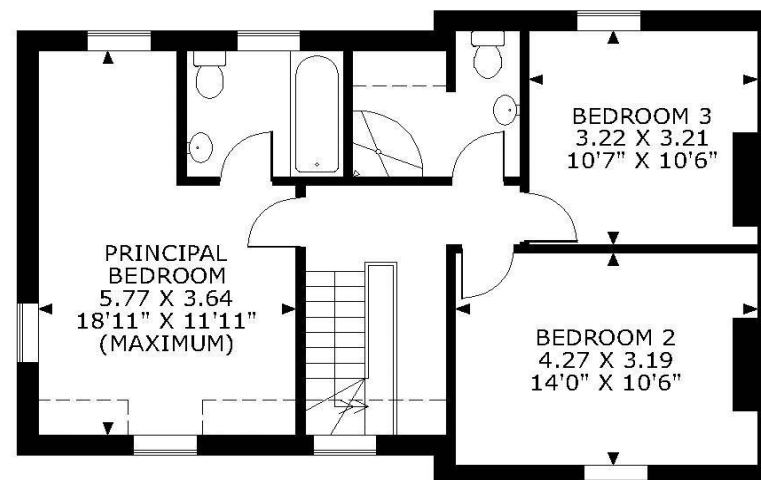
**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 812 Sq Ft/75 Sq M**  
**FIRST FLOOR = 613 Sq Ft/57 Sq M**  
**STUDIO/ANNEXE = 136 SQ FT/13 SQ M**  
**TOTAL = 1561 Sq Ft/145 Sq M**



NOT SHOWN IN ACTUAL LOCATION



**GROUND FLOOR**



**FIRST FLOOR**

**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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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## **Terra Cotta (Estate Agents) Ltd**

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## **Opening Hours**

Monday to Friday 09:00am – 5:30pm  
 Saturday 09:30am – 5:00pm

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