



**Quarry Hill Farm House, Peaslake Road, Ewhurst**  
**Surrey GU6 7NR**  
**Price £2,250,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents



## Property Description :

A spacious & very well presented 4-5 bed detached family home set in just under 3 acres of mature gardens to include a swimming pool, detached garage & views, set well back a sought after road on the borders of Peaslake & Ewhurst. Ground floor accommodation comprises a 24ft triple aspect sitting with feature bay window with window seat & a large feature stone fireplace with inset log burner, a 22ft dual aspect dining room with a wooden floor & double doors leading to the front garden, an extensive & very well fitted kitchen/breakfast room with an excellent range of units complemented by granite worktops to include an electric oven, gas hob, Rayburn, space for table & chairs, underfloor heating & double doors to rear garden. From here a door leads through to the utility room with further fitted units to include a walk-in larder, sink & door to garden & parking area. There is also a good size study/5th bedroom & wc. The first floor offers a superb dual aspect principal bedroom with fitted wardrobes & a large ensuite bathroom with jacuzzi bath & separate shower cubicle, his & her basins, wc, underfloor heating & a storage cupboard, there are 2 further double bedrooms with fitted wardrobes, a 4th double bedroom & a family shower room with walk-in shower, basin & wc. Outside the beautifully mature & landscaped gardens are accessed through an electric 5 bar gate, with a gravelled driveway providing off-street parking for numerous cars & leading to a detached double garage & adjoining double car port with power & light. The garden is then exceptionally well tended & unusually private, extending to circa 2.7 acres in total & include a large pond with water feature, a heated swimming pool (set within an enclosed paved area with adjoining pool shed housing heating system), an area of woodland, a 20ft shed with double doors housing sit on mower, a greenhouse & a small summer house. The house is located in the middle of its plot & is enclosed by post & rail fencing, so enjoys fantastic views to all sides & over neighbouring fields. This exceptional family home is located within less than 2 miles of Peaslake & 1.5 miles of Ewhurst, virtually opposite the Duke of Kent school & offers a fantastic opportunity to secure a very special forever family home. 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 in to Peaslake village. Continue straight on at the village shop for 0.6 miles and round the sharp bend as Ewhurst Road becomes Peaslake Road. Quarry Hill is another 0.5 miles down the road on the left hand side (circa 100 metres before the Duke of Kent School on your right).

## Situation :

Located within 2 miles of both Peaslake & Ewhurst villages, in the heart of the Surrey Hills. Peaslake village offers a general store/post office, a pub/restaurant, (pedal) bike shop & church as well as the Peaslake Free School & is the heart of the Surrey Hills cycling community. Ewhurst benefits from a pre school, church, an excellent general store with wine cellar, a pub/restaurant, a recreation ground with playground & football pitch, resurfaced tennis courts, a vet, an outdoor learning centre & a bowls club. This property is well situated for numerous sought after schools (virtually opposite the Duke of Kent school), fantastic walks & bike rides, many country pubs, restaurants & as well as Shere, Cranleigh (both under a 10 minute drive), Guildford & Dorking.

**Council Tax - Waverley Borough Council Band G - £4150.25 per annum (2025-26)**

**All Main Services including gas, electricity & water, just with private drainage (an individual cesspit)**

**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing



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## **GROUND FLOOR**

ENTRANCE HALL – WOOD FLOORING, UNDER STAIRS CUPBOARD. STEP UP TO WC WITH BASIN. DOOR TO :

SITTING ROOM - LARGE TRIPLE ASPECT ROOM WITH FEATURE BAY WINDOW & WINDOW SEAT & STONE FIREPLACE WITH INSET LOG BURNER

DINING ROOM – 22FT DUAL ASPECT ROOM WITH DOUBLE DOORS PROVIDING ACCESS TO FRONT GARDEN & WOOD FLOORING

KITCHEN/BREAKFAST ROOM – RECENTLY FITTED KITCHEN WITH AN EXTENSIVE RANGE OF UNITS, GRANITE WORKTOPS, A DOUBLE BUTLER SINK, ELECTRIC OVEN, GAS HOB, RAYBURN, INTEGRATED APPLIANCES, SPACE FOR TABLE & CHAIRS SET INTO BAY WINDOW, DOUBLE DOORS TO PATIO & REAR GARDEN, TILED FLOOR WITH UNDERFLOOR HEATING. DOOR TO :

UTILITY ROOM - RANGE OF UNITS, SINK, WALK-IN LARDER. DOOR TO GARDEN & PARKING AREA

STUDY / BEDROOM 5 – FITTED STORAGE

## **FIRST FLOOR**

LANDING - STORAGE CUPBOARD

PRINCIPAL BEDROOM – LARGE DUAL ASPECT DOUBLE BEDROOM WITH FITTED WARDROBES. DOOR TO :

ENSUITE BATHROOM - LARGE DUAL ASPECT ROOM WITH JACUZZI BATH, SEPARATE SHOWER CUBICLE, HIS & HERS BASINS & WC, TILED FLOOR WITH UNDERFLOOR HEATING, HEATED TOWEL RAIL

BEDROOM 2 - DOUBLE BEDROOM WITH FITTED WARDROBES

BEDROOM 3 – DOUBLE BEDROOM WITH FITTED WARDROBE

BEDROOM 4 – DOUBLE BEDROOM

FAMILY SHOWER ROOM - WITH WALK-IN SHOWER, BASIN & WC, TILED FLOOR

## **OUTSIDE**

PARKING – AN ELECTRIC 5 BAR GATE LEADS INTO A GRAVELLED DRIVEWAY PROVIDING OFF-STREET PARKING FOR NUMEROUS CARS & ACCESS TO A DOUBLE LENGTH GARAGE WITH DOUBLE DOORS, POWER & LIGHT & AN ADJACENT DOUBLE CAR PORT

GARDENS - TOTALLING CIRCA 2.7 ACRES, MAINLY LAID TO LAWN WITH A MULTITUDE OF MATURE TREES, HEDGING, SHRUBS ETC. PROVIDING EXCELLENT PRIVACY. THERE IS A GOOD SIZE PAVED PATIO TO BOTH THE FRONT & REAR OF THE PROPERTY, THE LAWNS ARE EXCEPTIONALLY WELL MAINTAINED & ENJOY VIEWS OVER NEIGHBOURING FIELDS. OTHER FEATURES INCLUDE AN AREA OF WOODLAND, ENCLOSED SWIMMING POOL (WITH BOILER TO HEAT IN ADJACENT POOL SHED), A LOVELY POND WITH WATER FEATURE, LARGE SHED WITH DOUBLE DOORS (HOUSING SIT ON MOWER ETC.), A GREENHOUSE & A SMALL SUMMER HOUSE

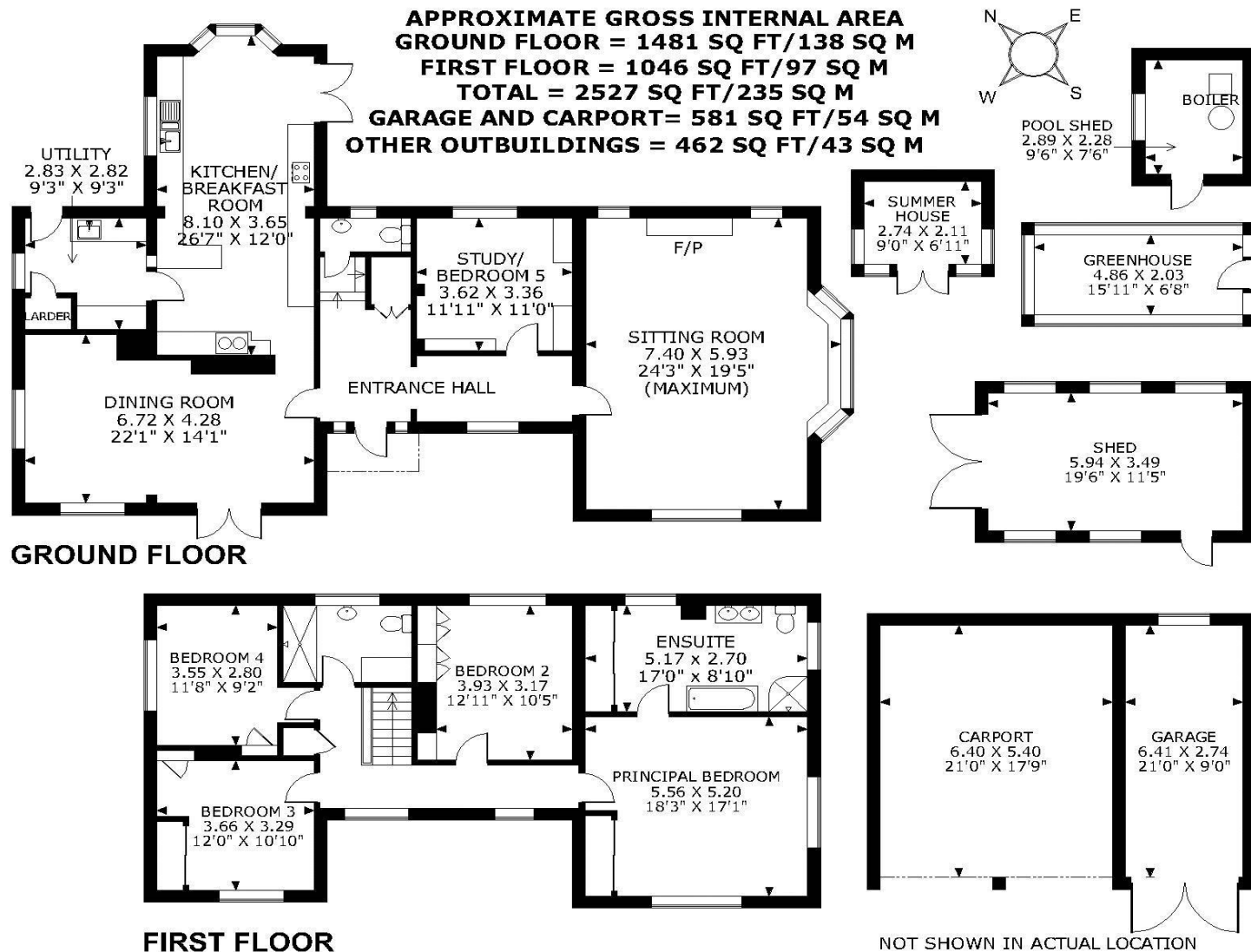


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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**

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**Opening Hours :**

Monday to Friday 09:00am – 5:30pm

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