



**Old Vine Cottage & Hawthorn Cottage,  
Ewhurst Road, Peaslake, Surrey GU5 9RW  
Price OIEO £1,600,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents

## Property Description :

A spacious & superbly presented 5 bed detached character home dating back to the 18th century centrally located in a plot of circa 0.4 acres in a quiet yet central position in the sought after village of Peaslake. The exceptionally versatile accommodation offers the opportunity to create a separate annexe or substantial office wing with its own entrance (Hawthorn Cottage - currently on a separate title) or additional bedroom suites. Planning permission (under reference 21/P/02639) has been granted to substantially reconfigure the accommodation in a sympathetic way to create a more conventional property considerably increasing the first floor to provide 4 double bedrooms, 2 bathrooms & a roof terrace. As the property stands, an entrance hall with cloaks cupboard leads to an open plan area consisting of, sitting room with feature inglenook fireplace with a wealth of exposed brickwork & a log burner alongside a dining room/snug with further log burner. This leads to an extensive, well fitted kitchen/dining/family area with central island with Range cooker, glazed roof panels, sky lights & door to side garden & garage. There is also a large double bedroom with skylights & shower room. From the sitting room double doors lead through to Hawthorn Cottage with an inner hallway with skylights providing access to 3 further rooms (with access to the side garden from the largest) plus a shower room & wc. Upstairs there are 2 double bedrooms with pitched roofs & exposed beams, a 3rd single bedroom & a well fitted bathroom with bath & hand held shower. The property benefits from numerous character features to include exposed beams & solid wood floors. Outside, there is a good size gravel driveway providing off-street parking for numerous cars & leading to a detached garage with studio over (one large room with skylights & separate wc facilities). The property benefits from solar panels linked with a Tesla battery and fast broad band connection provided by BASH. The gardens are mainly laid to lawn, with mature trees & hedging & offer attractive views from the elevated patio area and have a direct access on to The Hurtwood to the rear. Set well back from this quiet road within a short walk of the village shop & pub. A rare opportunity – 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 Old Vine Cottage & Hawthorn Cottage after 100 yards on your right.

## Situation :

Located within a short walk 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.

### All Mains Services

**Council Tax - Guildford Borough Council - Band E (Old Vine Cottage) £3051 per annum & Band D (Hawthorn Cottage) £2496.28 per annum (2025-26)**

Please note, whilst the common land at the front of the property (title number: SY829362) is included in the sale of Old Vine Cottage, it is on a long term lease to Shere Parish Council. They are responsible for maintaining this land.

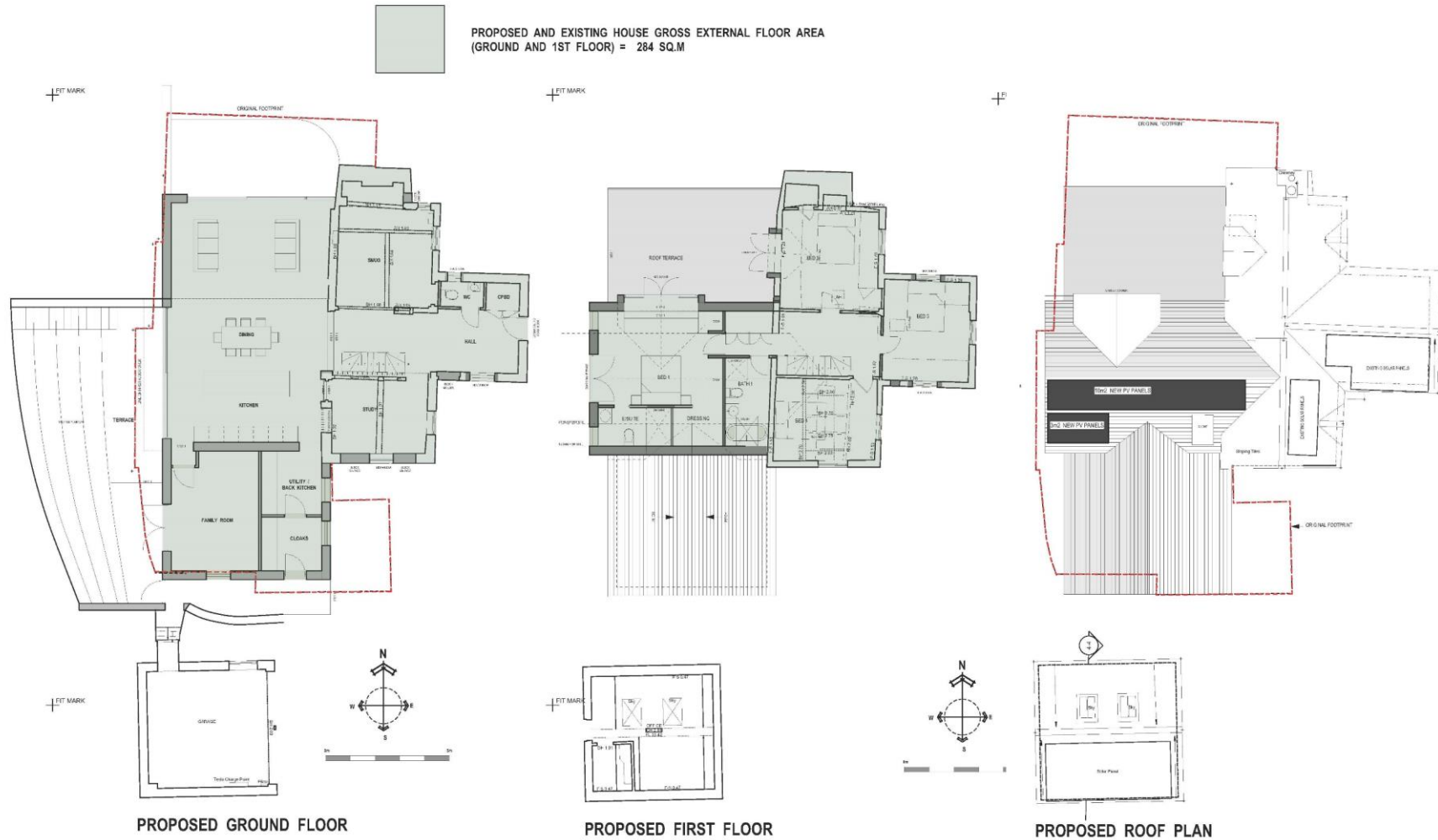
**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing

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Planning Permission Exists to reconfigure Old Vine Cottage & Hawthorn Cottage as per the plans below – elevations available on request



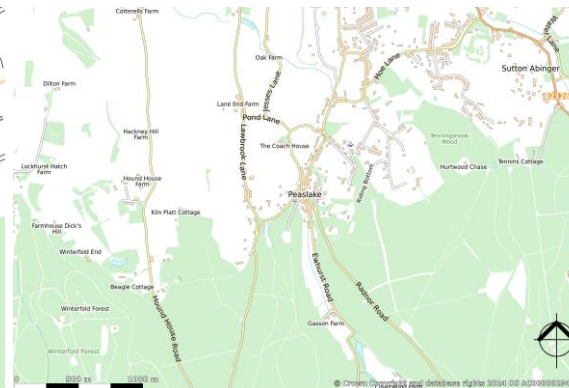
do not scale any dimensions from this drawing.  
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project OLD VINE COTTAGE, PEASLAKE, GU5 9RW  
drawing title PROPOSED PLANS  
drawing no. 213/PL/01  
scale 1:1000 A2  
date OCTOBER 2021

PL/01

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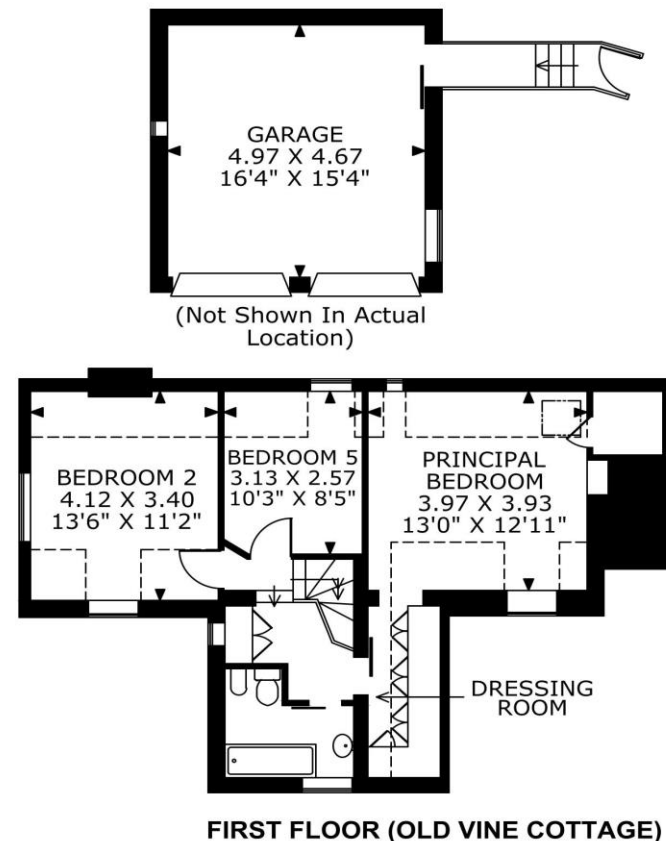
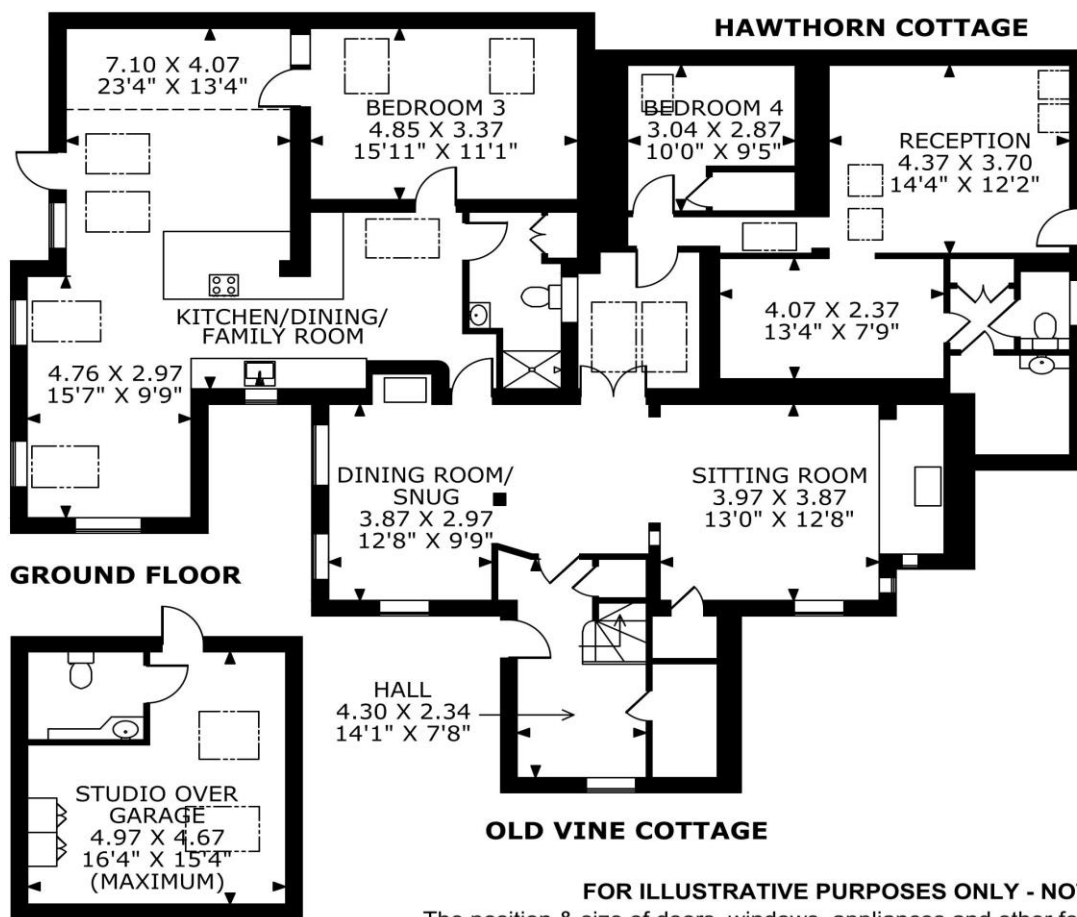
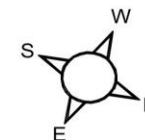
EPC graph shown is for Old Vine Cottage

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A		99	A
81-91	B	83		B
69-80	C			
55-68	D			
39-54	E			
21-38	F			
1-20	G			

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**APPROXIMATE GROSS INTERNAL AREA**  
**OLD VINE COTTAGE = 2094 SQ FT/195 SQ M**  
**HAWTHORN COTTAGE = 520 SQ FT/48 SQ M**  
**GARAGE/STUDIO = 506 SQ FT/47 SQ M**  
**TOTAL = 3120 SQ FT/290 SQ M**



**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.

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