



**Old Vine Cottage & Hawthorn Cottage,
Ewhurst Road, Peaslake, Surrey GU5 9RW
Price £1,550,000 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.

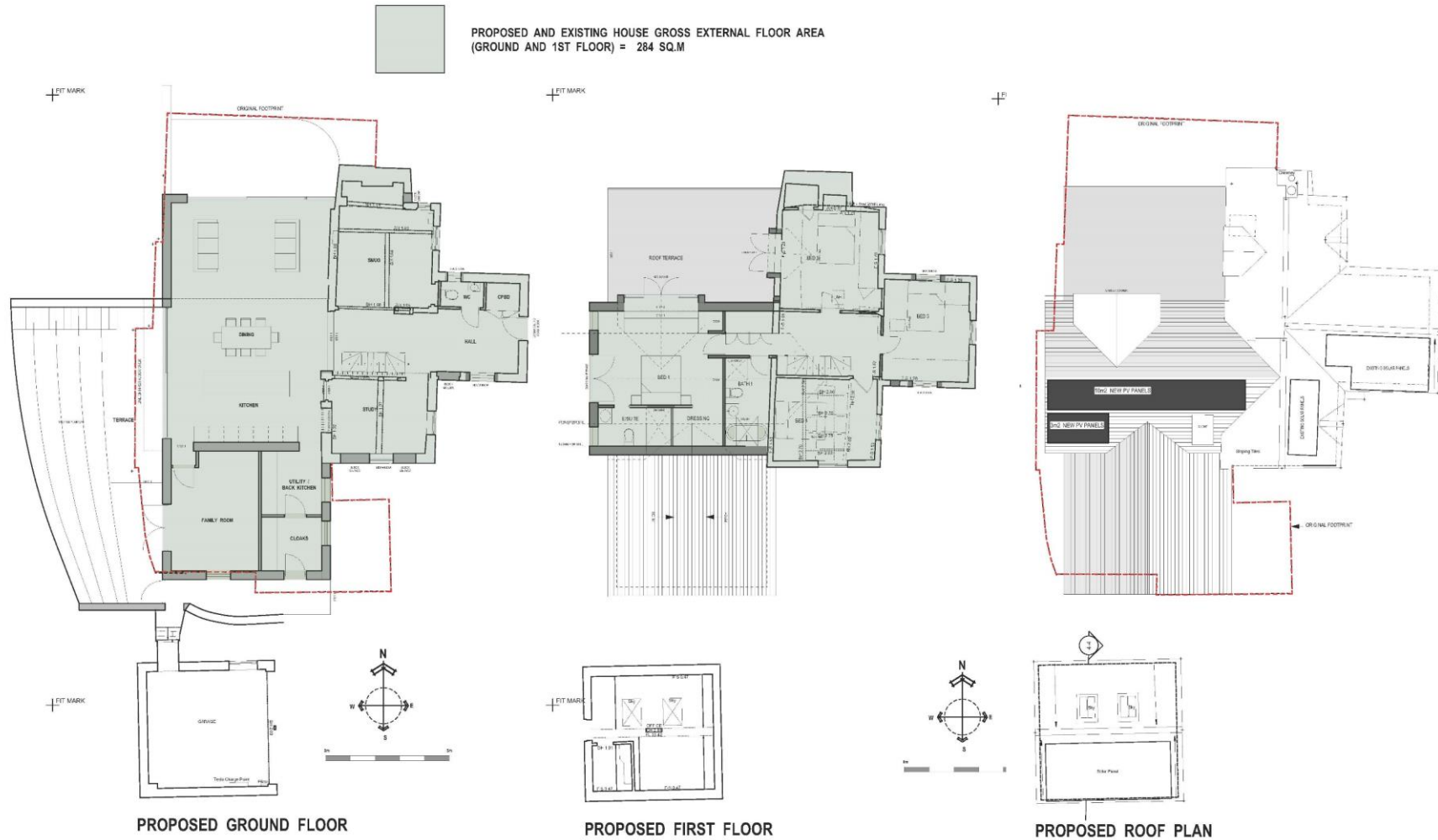
Your Local Independent Estate Agent



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



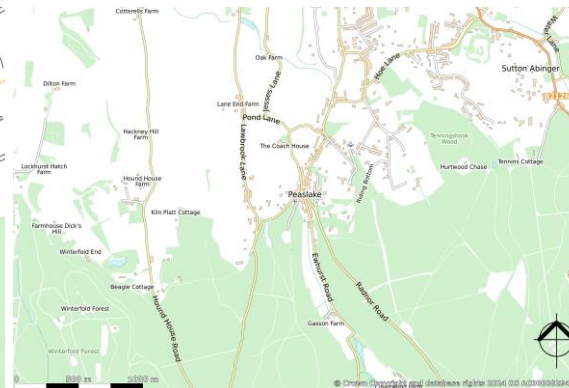
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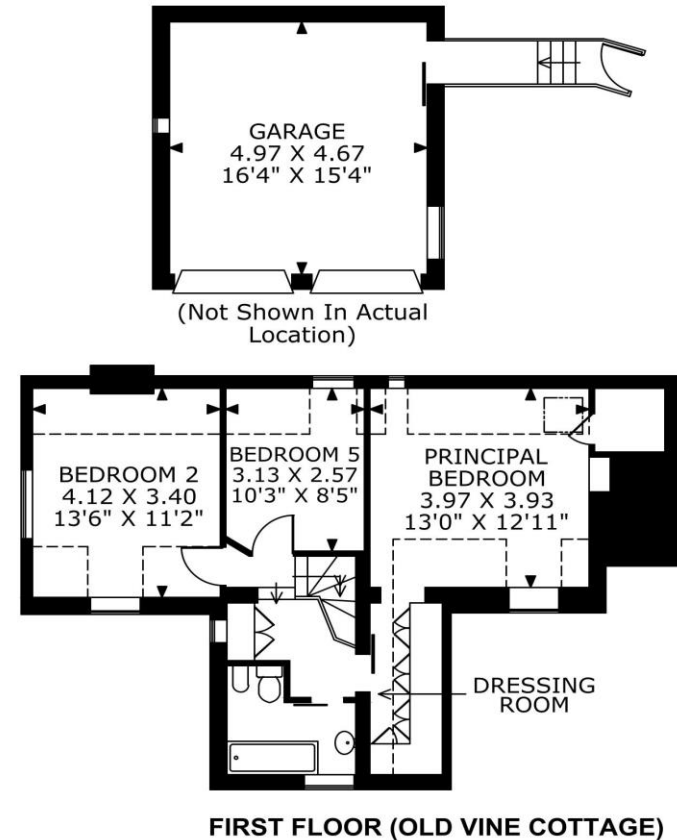
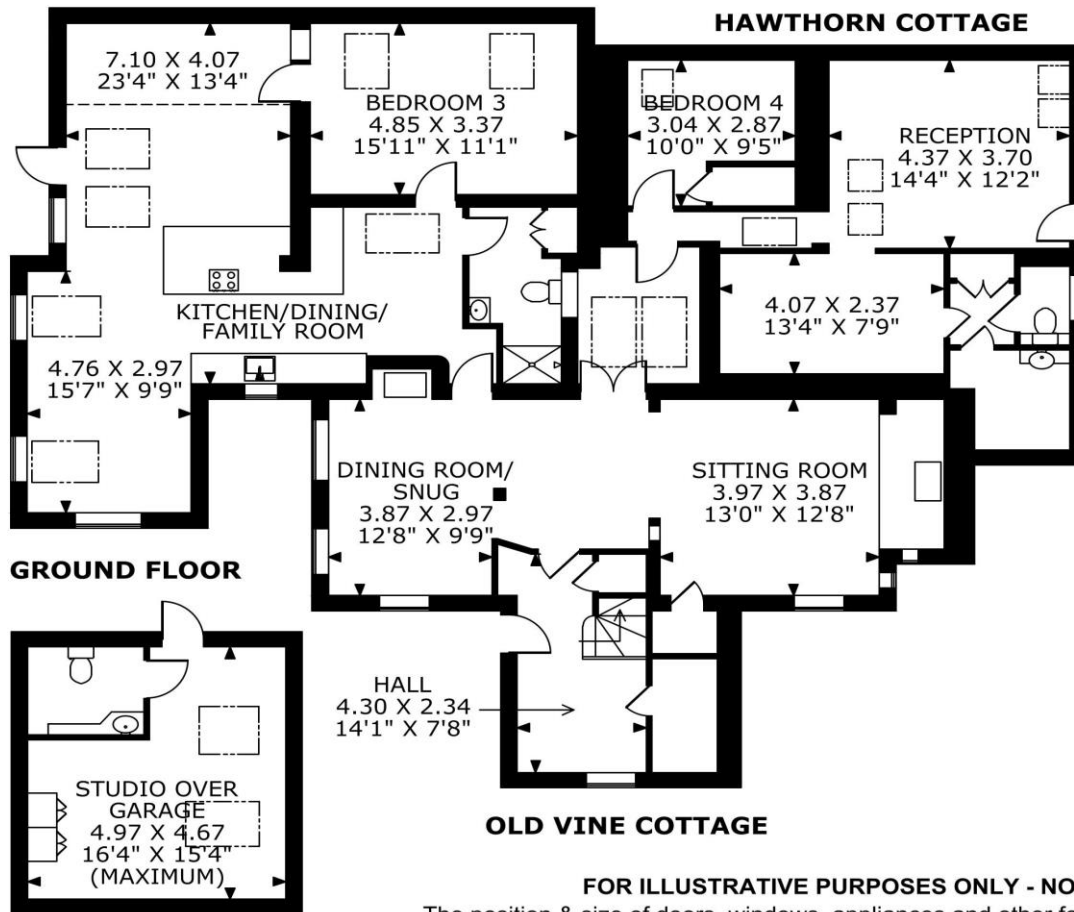
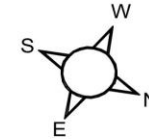
EPC graph shown is for Old Vine Cottage

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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