



Old Vine Cottage, Ewhurst Road, Peaslake
Surrey GU5 9RW
Price £1,195,000 Freehold

TERRA COTTA
Independent Estate Agents

Property Description :

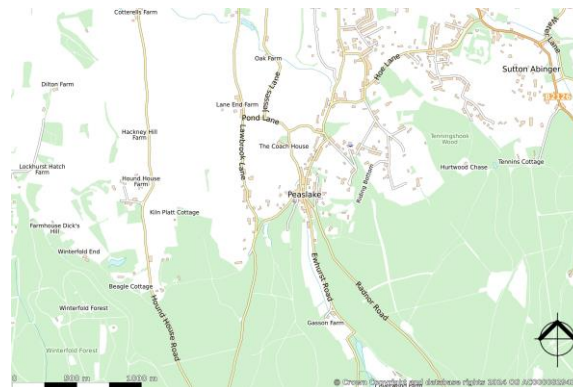
A spacious & superbly presented 4 bed semi-detached character home dating back to the 18th century centrally located in a quiet yet central position in the sought after village of Peaslake. Accommodation comprises an entrance hall with cloaks cupboard, an open plan area consisting of sitting room with 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/utility room. Upstairs there are 2 double bedrooms with pitched roofs & exposed beams, a 3rd single bedroom & a newly 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. Set well back from this quiet road within a short walk of the village shop & pub.

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 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.



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		

Council Tax - Guildford Borough Council - Band E £3051 per annum (2025-26)

All Mains Services including a superfast broadband connection via BASH

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

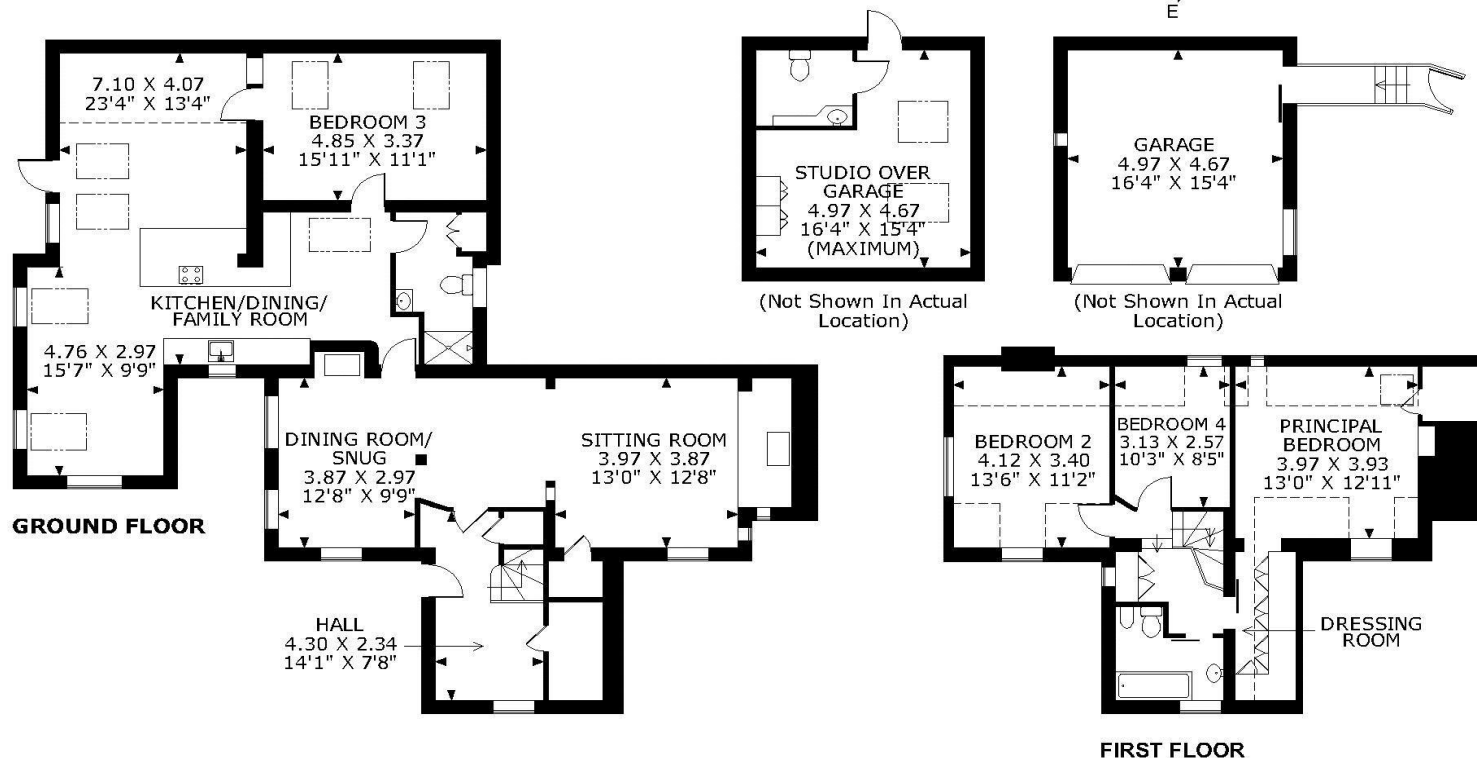
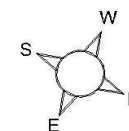
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1330 SQ FT/124 SQ M
FIRST FLOOR = 435 SQ FT/40 SQ M
STUDIO OVER GARAGE = 250 SQ FT/23 SQ M
TOTAL = 2015 SQ FT/187 SQ M
GARAGE = 250 SQ FT/23 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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