



Haven, Wonham Way, Peaslake Surrey GU5 9PA

Price £1,395,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A very spacious 5 bedroom detached family home with annexe potential set in a 1/2-acre plot in a sought-after private road on the borders of Peaslake & Shere. Ground floor accommodation comprises an entrance porch providing access into a spacious entrance hall with storage cupboard & wc, a 25ft sitting room with feature open fireplace, a separate dining room which leads into a family room with double doors leading out into the rear garden. The entrance hall also leads into a spacious dual aspect kitchen/breakfast room which offers an extensive range of low level & wall mounted units to include a breakfast bar, fitted oven & gas hob, with a door leading out to the covered side passage. The first floor comprises a large double bedroom with an ensuite bathroom with a bath, wall mounted shower, basin & wc, a large dual aspect double bedroom with fitted wardrobes & a fitted desk unit to one end, a 3rd double bedroom with fitted wardrobe, 4th dual aspect double bedroom, a 5th bedroom/study with fitted corner desk unit, a family bathroom comprising a bath with wall mounted shower & basin & a separate wc. To the front of the property a 5-bar gate provides access to an extensive area of block paved parking which leads to a detached garage with an electric up & over door. There is a further 5 bar gate on the far side with matching block paved parking area, with a lawned area with mature hedge on the front boundary in between. A gate between the house & garage leads into a covered passageway that continues along the length of the property, providing access to the kitchen & house on one side & the garage & utility room on the other. The garage is circa 500 sq ft in total & offers annexe potential (subject to any required permissions) with 4 windows, an extensive utility area & plenty more space! The rear & side gardens are mainly laid to lawn with numerous shrubs & flower borders & are enclosed by mature hedging & include a feature pond with feature bridge over, 2 sheds, a greenhouse & a good sized paved patio to the rear of the property. Situated in a quiet & very sought after location with access to footpaths & bridleways, & within a 5 minute drive of both Peaslake & Shere villages & the A25. Superb scope to upgrade to create a forever family home.

Directions :

From our office in Shere, head south (away from the A25) on Middle Street, over the little bridge, past the pubs & into Sandy 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 towards Peaslake village. Turn sharp left into Wonham Way at the brow of the hill then almost at the bottom of the road turn right, where you will find Haven on your left (3rd house).

Situation :

Located within circa 1/2 mile of the centre 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax - Guildford Borough Council Band G - £4,160.46 per annum (2025-26)

Private Road - no official annual charge, maintenance charges are agreed by the residents on an individual basis

All Mains Services

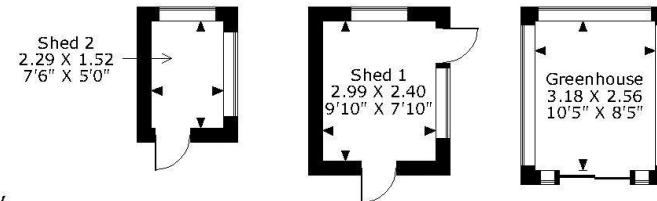
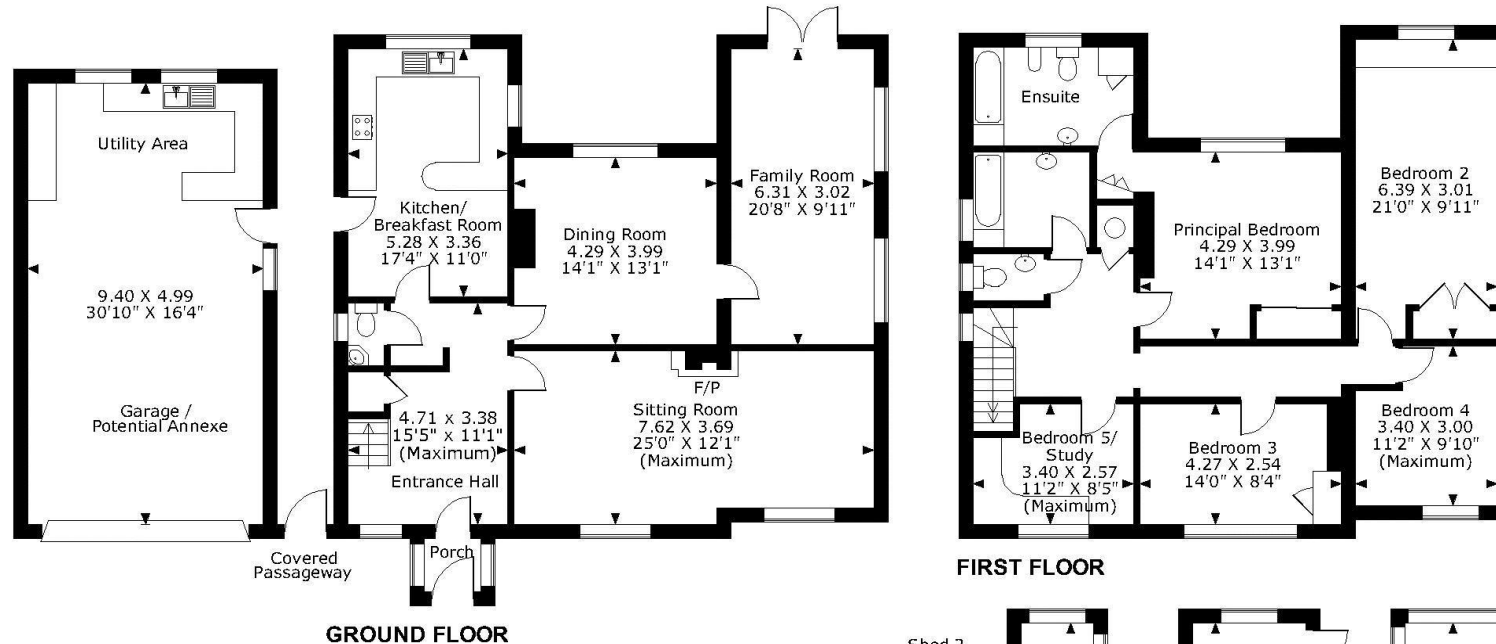
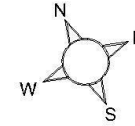
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Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1103 SQ FT/102 SQ M
FIRST FLOOR = 1090 SQ FT/101 SQ M
GARAGE/ POTENTIAL ANNEXE (STPP) = 505 SQ FT/47 SQ M
TOTAL = 2698 SQ FT/250 SQ M
GREENHOUSE = 88 SQ FT/8 SQ M
SHEDS = 114 SQ FT/11 SQ M



NOT SHOWN IN ACTUAL LOCATION /ORIENTATION

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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