



Gillmont, Peaslake Lane, Peaslake, Surrey GU5 9RJ

Price OIEO £1,750,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

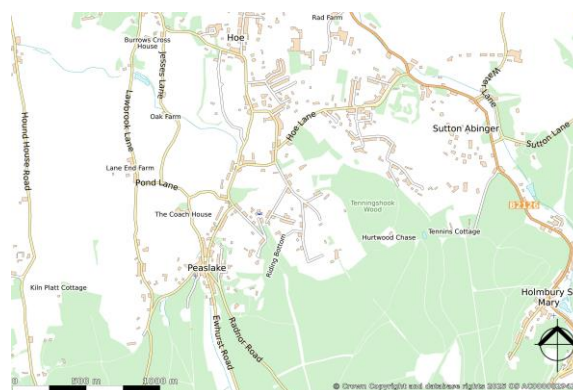
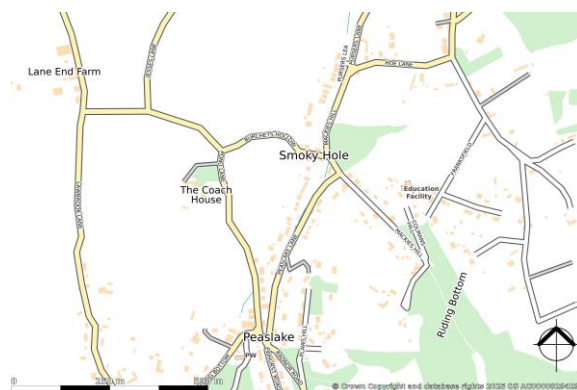
A very spacious & newly constructed 4 double bedroom detached family home built to an exceptionally high specification, offering extensive parking & a good size garden with views over fields in the heart of Peaslake village. Ground floor accommodation comprises an entrance hall with porcelain tiled flooring, a good size sitting room with window overlooking front garden, a study, utility room with a Miele washing machine, space for tumble dryer, work top over, door to side passage & rear garden & a further door providing access to a plant room. Double doors from the entrance hall lead through to a very spacious & superbly fitted kitchen with stone work tops, island with breakfast bar, fully integrated high specification appliances to include a Bora hob & Siemens oven & fridge/freezer & an instant hot water tap. This is all open plan to a large family area, with bi-fold doors leading out to the patio & rear garden. A solid oak staircase leads up to the first floor, which offers a master bedroom, which is a large double with 2 sets of windows overlooking the rear garden & an ensuite bathroom with a freestanding bath, large walk-in wet room style shower, wc & basin. The 2nd & 3rd bedrooms are also large doubles, & there is a family bathroom with bath with wall mounted shower, wc & basin. A further staircase leads up to the second floor which boasts a 4th double bedroom with separate seating area, a dressing room & a shower room with shower, wc & basin. The property benefits from a 10 year warranty, an alarm system, Italian kitchen & sanitary ware, an air source heat pump, anthracite grey aluminium windows & doors & underfloor heating throughout. To the front of the property, electric gates provide access to an extensive area of off-street parking with turning area & electric charging point, a landscaped garden to include a lawned area & mature trees & shrubs, with a pathway leading to the front door. Gated side access leads to a great size entertaining patio to the rear with steps up to a lawned rear garden with views over fields beyond. Situated within a short walk of this very sought after village, in the heart of the Surrey Hills. Must be seen to be fully appreciated !

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 towards Peaslake village. Once the road becomes Peaslake Lane, you will see Peaslake garage on your left. You will find Gillmont opposite the garage on your right - the right hand new build.

Situation :

Peaslake village is the heart of Surrey Hills cycling & benefits from a general store/post office, church, car repair garage, pub/hotel/restaurant, bicycle shop & beauty salon. The property is well situated for numerous sought after schools as well as walks, bike trails & bridleways, country pubs & restaurants. Situated within a 5 min drive of Shere & Gomshall villages & the A25 with extended facilities & a station. Dorking, Guildford and Cranleigh are all within circa 6 miles as is easy access to the A3 and M25. Effingham station (to London Waterloo & Victoria) is circa 15/20 mins drive away.

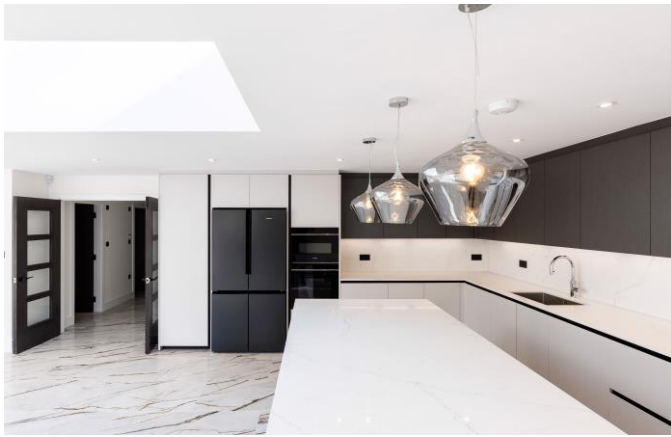


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	85
EU Directive 2002/91/EC		
www.epc4u.com		

Council Tax - Guildford Borough Council - Band TBC

All Mains Services to include air source heat pump

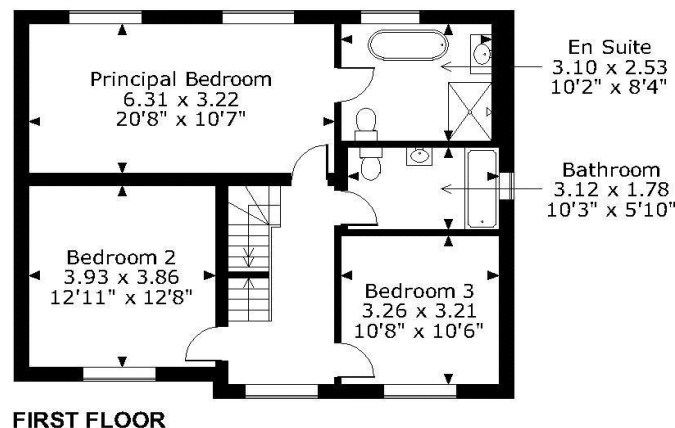
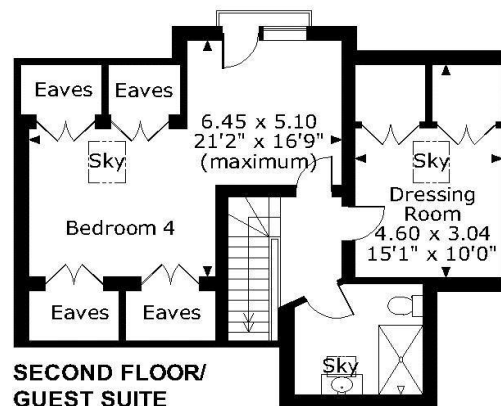
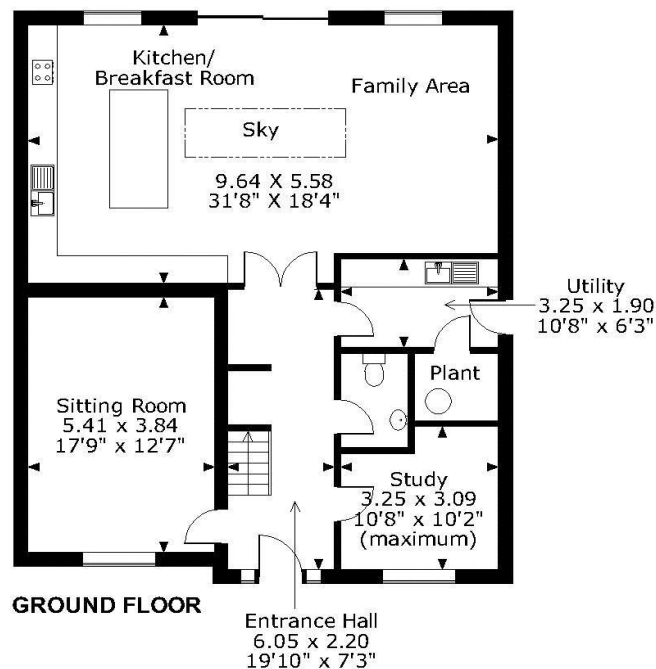
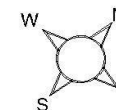
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1209 SQ FT/112 SQ M
FIRST FLOOR = 785 SQ FT/73 SQ M
SECOND FLOOR/GUEST SUITE = 529 SQ FT/49 SQ M
TOTAL = 2523 SQ FT/234 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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