



{ MACKIES HILL PEASLAKE GU5  
£3,750 PER MONTH AVAILABLE 19/03/2025

Hamptons  
THE HOME EXPERTS



# { THE PARTICULARS

Mackies Hill Peaslake GU5

£3,750 Per Month  
Part-furnished

 4 Bedrooms  
 2 Bathrooms  
 3 Receptions

## Features

- Character Cottage, - Peaceful Surrey Hills location, - Four bedrooms, - Two bathrooms, - Three reception rooms, - Open fireplaces, - Furnished or Unfurnished  
Council Tax

Council tax band not specified

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# { A WONDERFUL CHARACTER COTTAGE PEACEFULLY SITUATED IN PEASLAKE.

## The Property

This characterful cottage is approached via a paved walkway bordered with mature planting. A large entrance hall features an open fireplace and leads to two separate reception rooms both with open fireplaces. There is a vaulted dining room with fireplace which is open plan to the country kitchen, which in turn leads to the utility room, downstairs shower room, inner hallway and access to the rear garden. Upstairs there are four bedrooms, a further cot room/study, all of which enjoy a wonderful outlook, as well as the family bathroom. The private rear garden is mostly laid to lawn with mature shrubbery and a large paved patio area. The rent at £3,750 per month includes water supply, council tax, sky TV (not Netflix or Amazon Prime) and TV Licence.

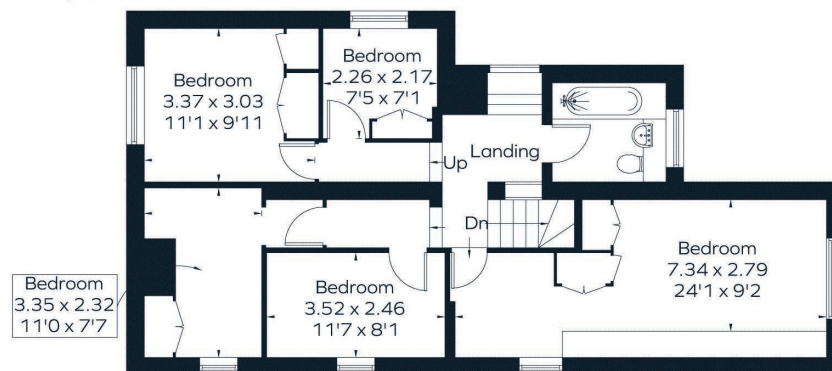
## Location

In the heart of The Surrey Hills, a designated Area of Outstanding Natural Beauty and Great Landscape Value, Peaslake has the advantage of being surrounded by glorious countryside whilst being within easy reach of a range of amenities. Peaslake itself is a thriving community with a parish church, inn, village hall and an excellent general store and Post Office. Further shopping and farm shops are available at Abinger, Shere and Forest Green. Cranleigh is within 5 miles, Dorking under 7 miles and a full range of shopping, leisure and cultural amenities may be found at Guildford or Horsham. There is a railway station at Gomshall that provides access to Guildford and Gatwick Airport, whilst from Guildford and Dorking, there are fast and frequent services into London Waterloo with journey times from

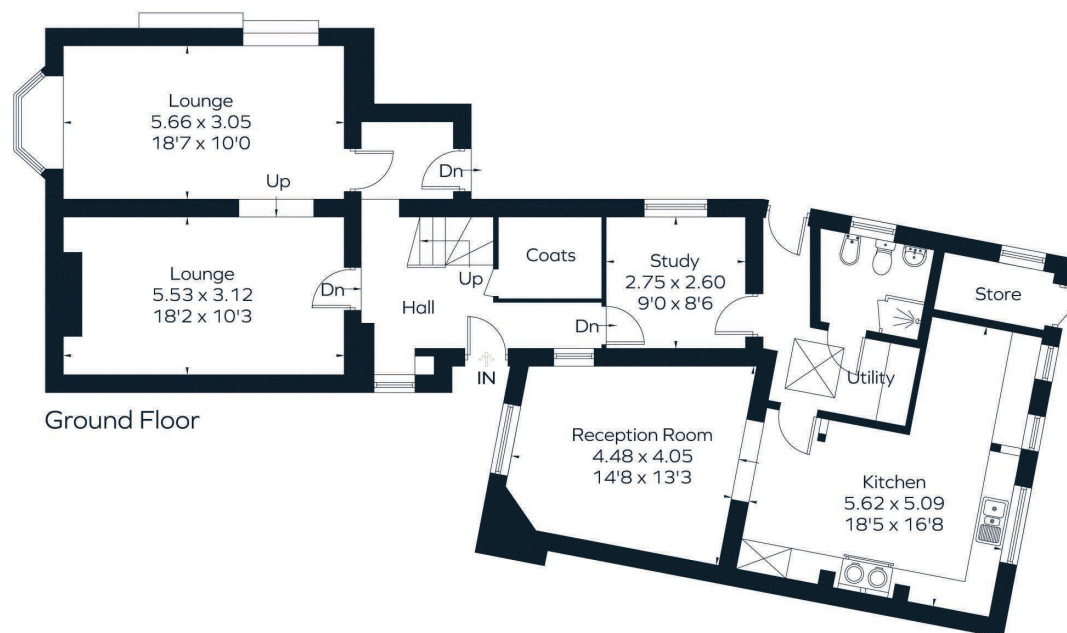
35 minutes. There is a good choice of schools in the area, including Shere Infants, Peaslake School, Duke of Kent, Hurtwood House, Cranleigh, St Catherine's, Charterhouse, St Teresa's and Cranmore.



Approximate Area = 188.2 sq m / 2026 sq ft  
 Store = 2.7 sq m / 29 sq ft  
 Total = 190.9 sq m / 2055 sq ft  
 Including Limited Use Area (1.5 sq m / 16 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 293669

#### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.



