



**Hazelbank, Peaslake Lane,
Peaslake, Surrey GU5 9RJ
Price £849,950 Freehold**

TERRA COTTA

Independent Estate Agents



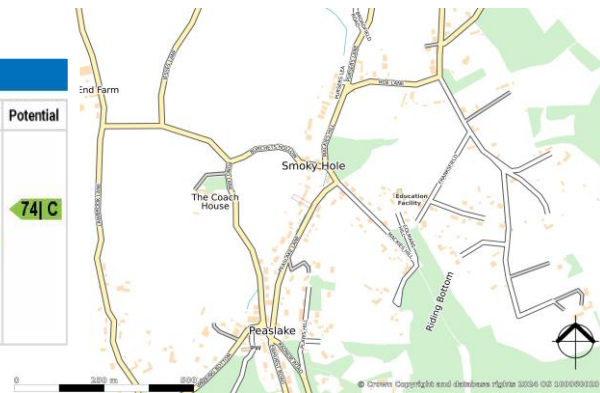
PROPERTY DESCRIPTION

A very well presented 3 bedroom semi-detached character cottage with detached double garage, on a 0.25 acre plot with views over agricultural farmland & scope to extend (stpp) located in the heart of Peaslake village. Ground floor accommodation comprises an entrance porch leading into a good size sitting room with feature open fireplace, solid wood flooring & under stairs cupboard, archway through to dining room with a further feature open fireplace & double doors leading out to the courtyard & rear garden. This in turn provides access to a well fitted cottage kitchen with solid wood worktops & a butler sink, integrated appliances, space for table & chairs, a door through to the utility room & further door leading out to the courtyard. Upstairs offers 2 double bedrooms with fitted wardrobes & feature fireplaces, a 3rd large single bedroom & a well fitted bathroom with a freestanding claw footed bath, basin & wc. To the front of the property there is a good size lawned area/duck run to one side, a driveway to the other side provides an area of off-street parking for several cars & access to a detached garage/possible annexe with pedestrian door to rear garden. There is a very attractive paved courtyard area to the rear of the dining room/side of the kitchen offering a private area for table & chairs, with steps up to a lawned area, then further steps up to a larger lawned area with potting shed & views over fields to the rear. The front & rear gardens benefit from mature trees, shrubs & flower borders, & offer a great deal of seclusion. Must be seen !





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





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.

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 Hazelbank virtually opposite the garage on your right.







Terra Cotta (Estate Agents) Ltd

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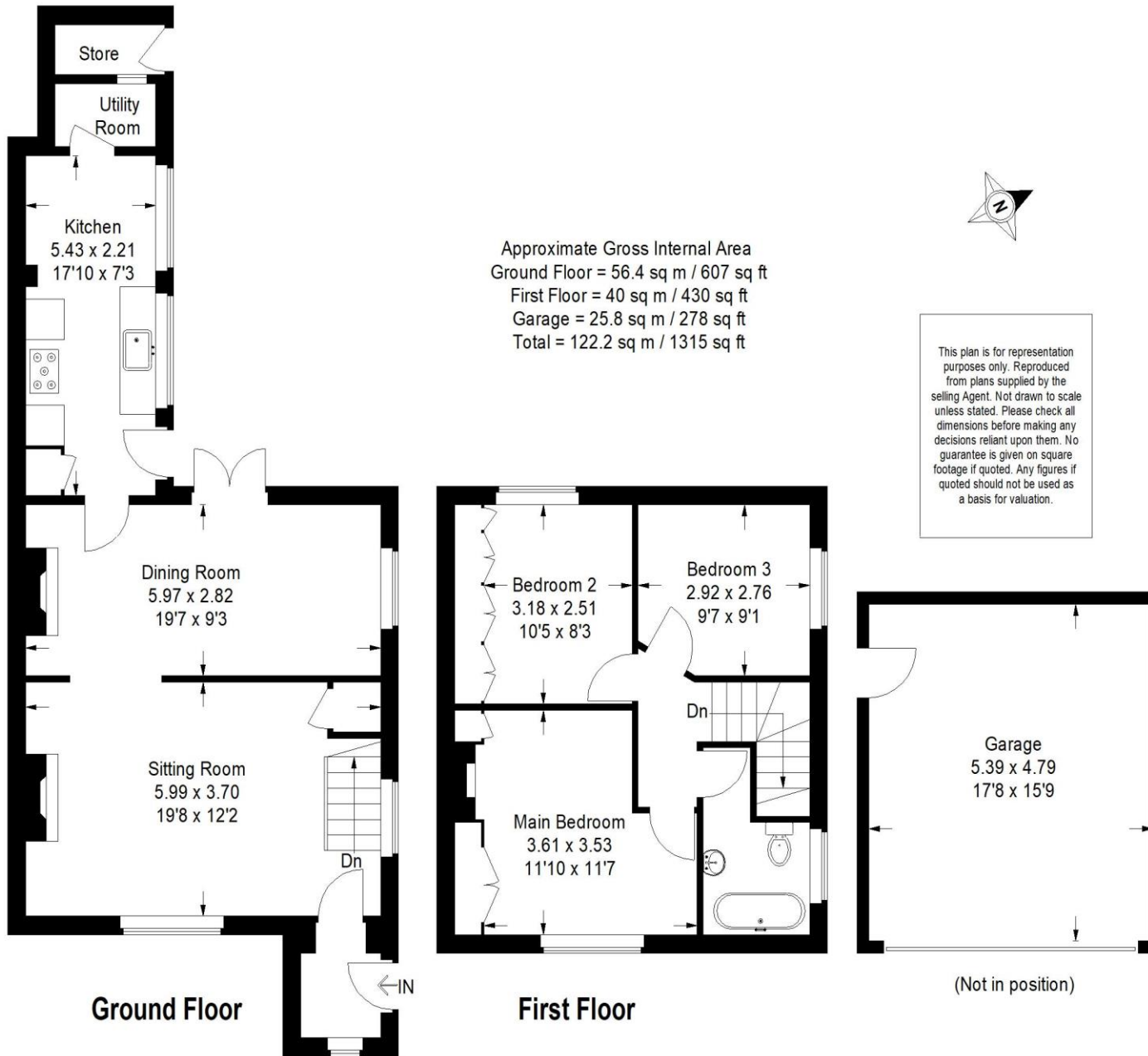
Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

Council Tax - Guildford Borough Council - Band F
£3605.74 per annum (2025-26)

All Mains Services

Hazelbank, Peaslake Lane, Peaslake, Surrey GU5 9RJ



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