



**1 Highfield Grange,
Peaslake, Surrey GU5 9DT
Price £2,700 pcm Unfurnished**

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

A recently constructed 4 bed, 3 bath semi-detached family home with a good size garden & views to front & rear within 1/3 mile of the centre of the highly desirable village of Peaslake. Ground floor accommodation comprises an entrance hall with wc, a good size kitchen/breakfast room with oven, microwave, full size dishwasher, electric hob & a wine fridge. An inner lobby leads to a separate utility room with washer/dryer, sink, storage cupboards & door to side passage & garden. This leads through to a superb dual aspect sitting room with feature log burner & bi-fold doors leading out to the patio & rear garden. The 1st floor offers a large double bedroom with fitted wardrobes & ensuite shower room, a 2nd double bedroom with fitted wardrobes, a 4th single bedroom/dressing room & a family bathroom with bath & wall-mounted shower. A further staircase leads up to the 2nd floor which boasts a double bedroom set into the eaves & a bathroom. Outside there is off-street parking for 2 cars to the front & paved patio areas & a good size lawned garden with shed to the rear. Please note that the photos shown are of No. 4, but No. 1 is a mirror image & all measurements are the same. The garden at No. 1 does not have a summerhouse, just a shed.



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 you have passed the 2nd Hoe Lane turning on your left, turn right just after Pursers Lea & immediately after the 30 mph sign into Highfield Grange, where you will find No. 1 on the far left.

Council Tax - Guildford Borough Council - Band F – £3,605.74 per annum (2025-26)
All Mains Services

WHAT ARE THE COSTS IF I WANT TO PROCEED?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total) On Start Date : £1500 Rent





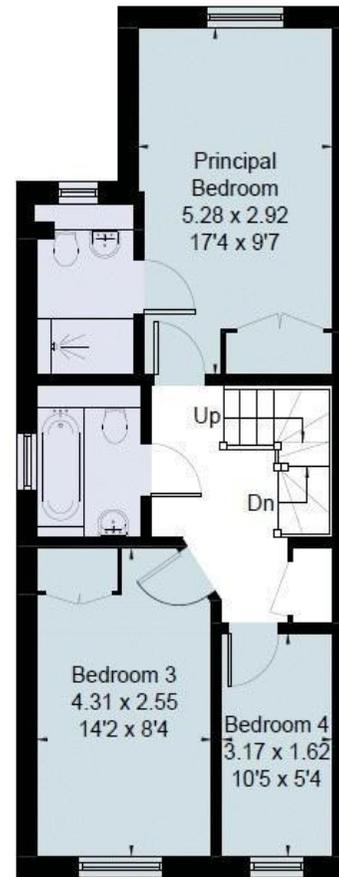
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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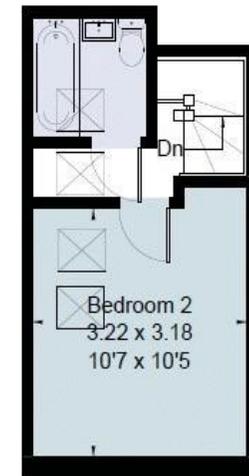
Approximate Floor Area = 1307 sq ft / 121.4 sq m



Ground Floor



First Floor



Second Floor

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.

Terra Cotta (Estate Agents) Ltd

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Opening Hours

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