

Cloyda, Pond Lane,
Peaslake, Surrey GU5 9RS
Price £925,000 Freehold

TERRA COTTA
Independent Estate Agents









PROPERTY DESCRIPTION

A spacious & very well presented 3-4 bedroom character cottage with a superb detached oak framed orangery to the rear, a double garage & good sized gardens, located in a quiet road with views over fields to the front, within a very short walk of Peaslake village.

Ground floor accommodation comprises an entrance hall with storage cupboards & wc, a large sitting room with a feature log burner, a low level storage cupboard with shelving over & an arched alcove. There is a great sized kitchen/breakfast room to the rear with an extensive range of low level units & drawers under & wall mounted units over to include integrated appliances, a Range oven, large butler sink & granite work surfaces. There is plenty of space for a large table & chairs adjacent to the log burner, & double doors lead out to the garden. There is also a dual aspect study/4th bedroom on this level.

The first floor offers 2 large double bedrooms with fitted wardrobes, a 3rd double bedroom & a large well fitted shower room with a walk-in double shower, wc & basin.

To the front of the property double gates provide access to a gravelled driveway providing off-street parking for several cars & leads to a detached double garage. There is also a lawned area with a path leading to front door. The rear garden is mainly laid to lawn, surrounded by mature trees, shrubs & hedging, with a paved patio to the rear of the property. There is a recently constructed & very spacious oak framed orangery to one side with bi-fold doors, 3 velux windows, a log burner & tiled floor. Located in a sought after, very rural & peaceful location within a 2 minute walk of Peaslake's village shops & pub, with lovely views. Must be seen !



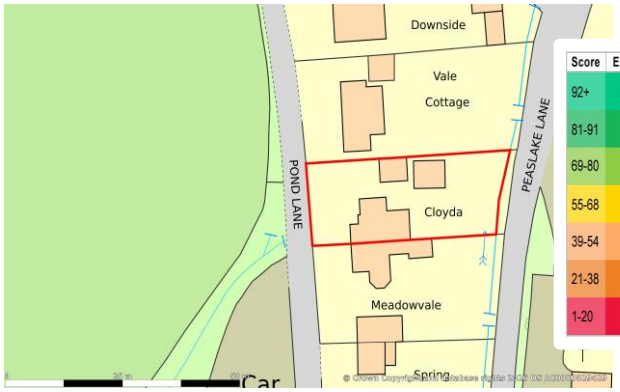


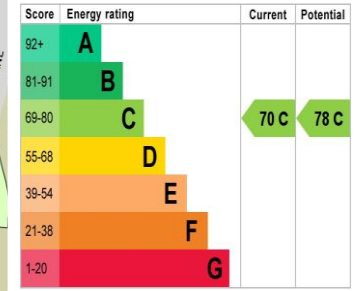

LAUNDRY








Downside
Vale
Cottage
POND LANE
PEASLAKE LANE
Cloyda
Meadowvale
Spring


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


The Coach House
Peaslake
Riding Bottom
Spurfold Copse



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. Continue straight on into Peaslake Lane, past the Peaslake Garage on your left, into the centre of the village. As you reach the village shop on your left, turn right, then immediately right again (just before the Hurtwood Inn) into Pond Lane, where you will find Cloyda after approx. 50ft on your right (just after the car park on your left).















Terra Cotta (Estate Agents) Ltd
Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150 – Registered No: 03516147

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

Council Tax - Guildford Council - Band E – £3197.51 per annum (2026-27)

All Mains Services

B4SH (fibre broadband) available

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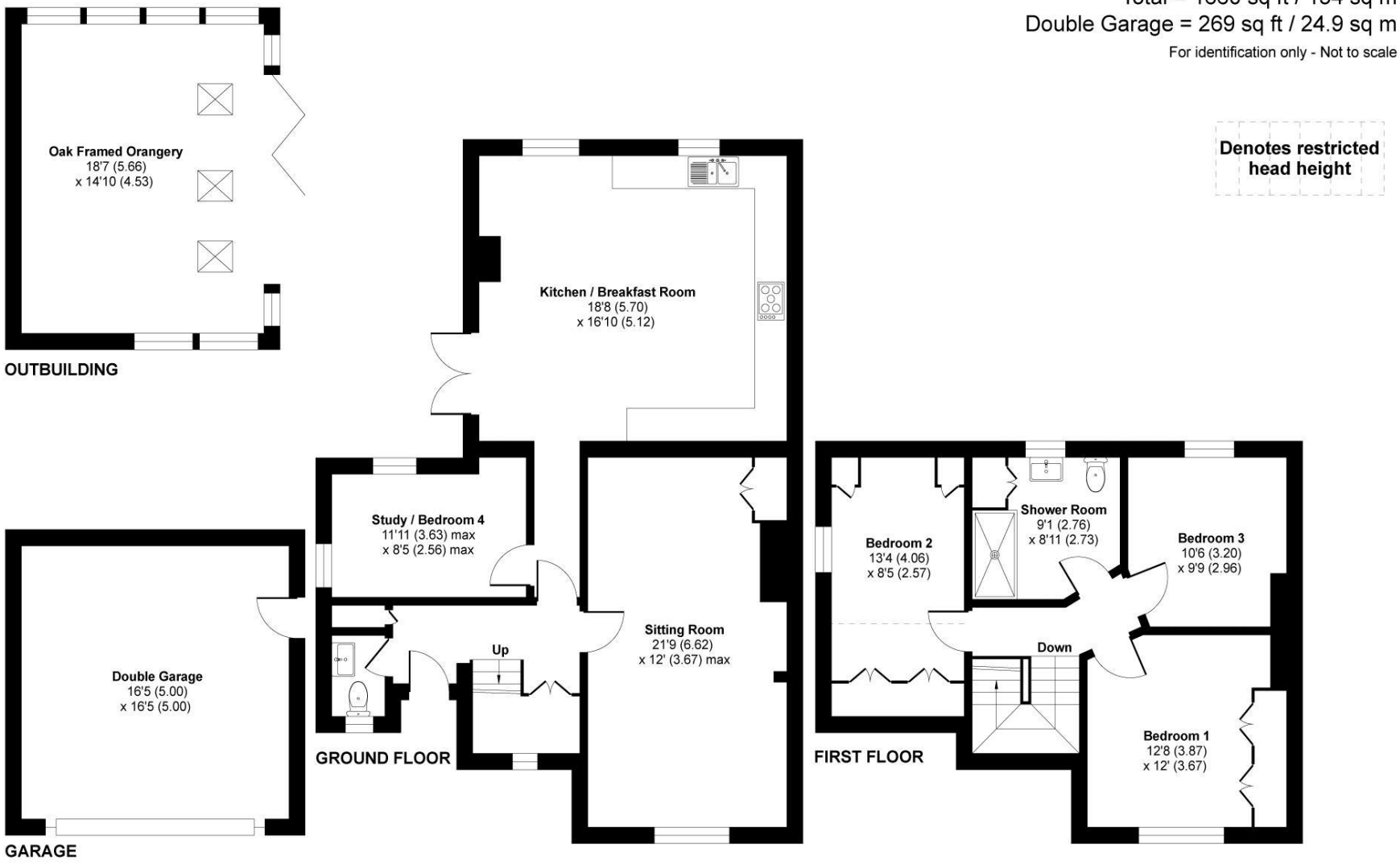
Ground Floor = 853 sq ft / 79.2 sq m
First Floor = 483 sq ft / 44.8 sq m
Limited Use Area(s) = 48 sq ft / 4.4 sq m
Outbuilding = 276 sq ft / 25.6 sq m
Total = 1660 sq ft / 154 sq m
Double Garage = 269 sq ft / 24.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Terra Cotta. REF: 1516537

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