



**Kendrew House, Peaslake Lane,
Peaslake, Surrey GU5 9RJ
Price £1,595,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

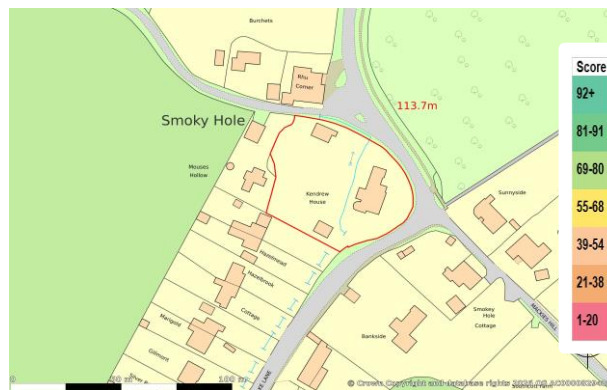
A spacious, traditional 5 bedroom detached family home with many character features to include original ornate ceilings set within a 3/4 acre garden with an indoor swimming pool complex, double garage & views within a short walk of the centre of Peaslake.

Ground floor accommodation comprises an entrance lobby with direct access to the conservatory (with double doors to the garden) with a separate door leading into the main entrance hall. This provides access to an extended, triple aspect sitting room with feature fireplace, & a dining room with fitted storage units with display shelving over, a bay window with a large arch leading through to the family room. The oldest part of the property then comprises a large, very well fitted kitchen/breakfast comprising an extensive range of low level & wall mounted units to include display units, a small central island with attached table, a 2 ring Aga, fitted electric oven with electric hob & extractor hood over, a double sink, integrated dishwasher & walk-in pantry. There also a cloakroom with wc & basin set accessed from the kitchen. A step leads down to an inner lobby with a door leading to the rear garden, also providing access to a utility room & a spacious study/studio with extensive storage.

The first floor offers a large double bedroom with extensive storage with a large square bay leading out to a balcony offering superb views over the garden & views beyond. There are 2 further double bedrooms with fitted storage, a large single bedroom, a smaller 5th single bedroom, a spacious, well fitted bathroom with a bath, separate shower cubicle, wc & basin & a further bathroom with bath, wall mounted shower, wc & basin.

Outside a driveway provides off-street parking for numerous cars & access to a detached double garage to one side. The front garden is then laid to lawn with matures trees & shrubs. The rear garden is a real feature of the property & includes a paved patio, pergola, a bridge leads over a tiny stream, a waterfall, numerous lawned & seating areas & an attractive Victorian Greenhouse. There is also an impressive indoor pool complex with a large heated swimming pool, a small kitchen & shower room with wc. Set back from the road within 1/4 mile of the village pub & shops, within a 5 minute drive of the A25 & Shere village. Must be seen !





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		





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. Just before you come into the village, continue past the Peaslake Beauty Room & Burchetts Hollow on your right, Mackies Hill on your left then as the road becomes Peaslake Lane, you will find Kendrew House on your right hand side.







Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
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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 £4360.24 per annum (2026-27)**

All Mains Services

Kendrew House, Peaslake Lane, Peaslake, Surrey GU5 9RJ

Approximate Gross Internal Area

Ground Floor = 1666 Sq Ft/155 Sq M

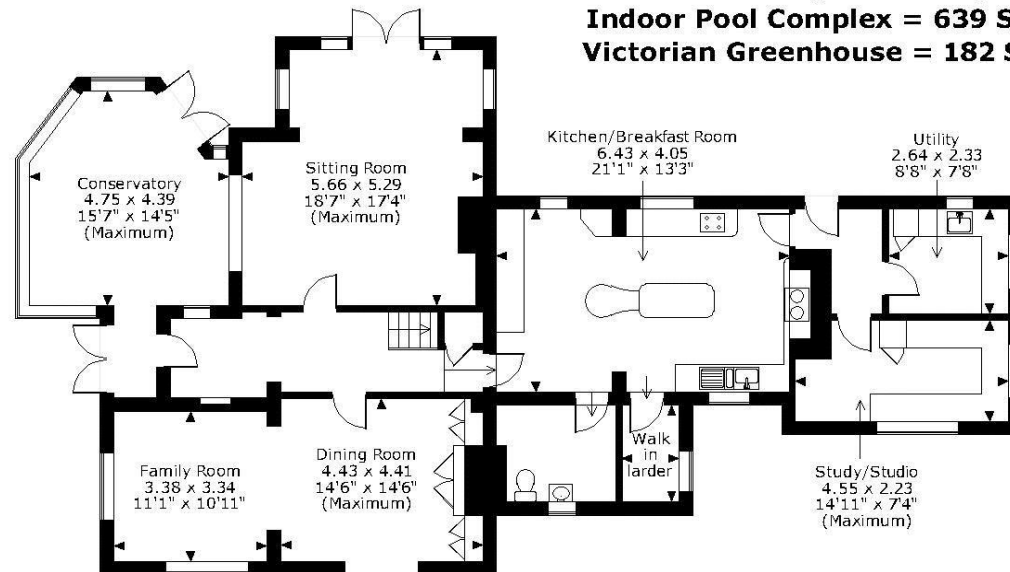
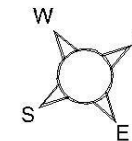
First Floor = 1100 Sq Ft/102 Sq M

Total = 2766 Sq Ft/257 Sq M

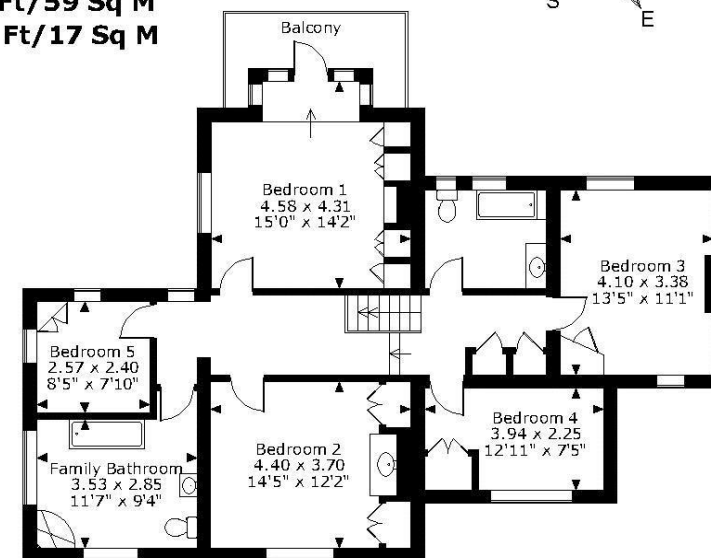
Double Garage = 491 Sq Ft/46 Sq M

Indoor Pool Complex = 639 Sq Ft/59 Sq M

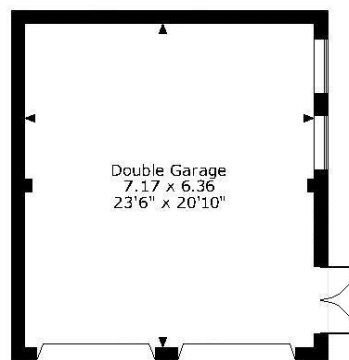
Victorian Greenhouse = 182 Sq Ft/17 Sq M



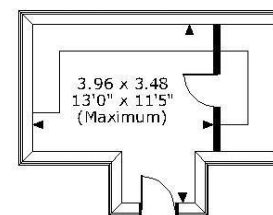
GROUND FLOOR



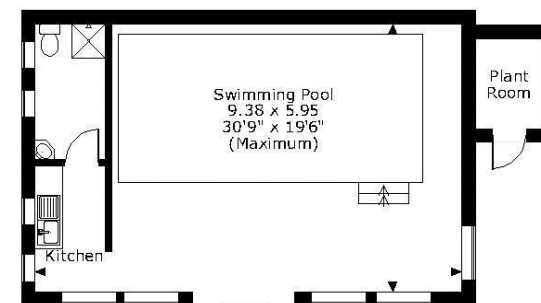
FIRST FLOOR



"Not shown in actual location"



VICTORIAN GREENHOUSE



INDOOR POOL COMPLEX

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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