



**Charlton Cottage, Peaslake Lane,
Peaslake, Surrey GU5 9RJ
Price OIEO £900,000 Freehold**

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

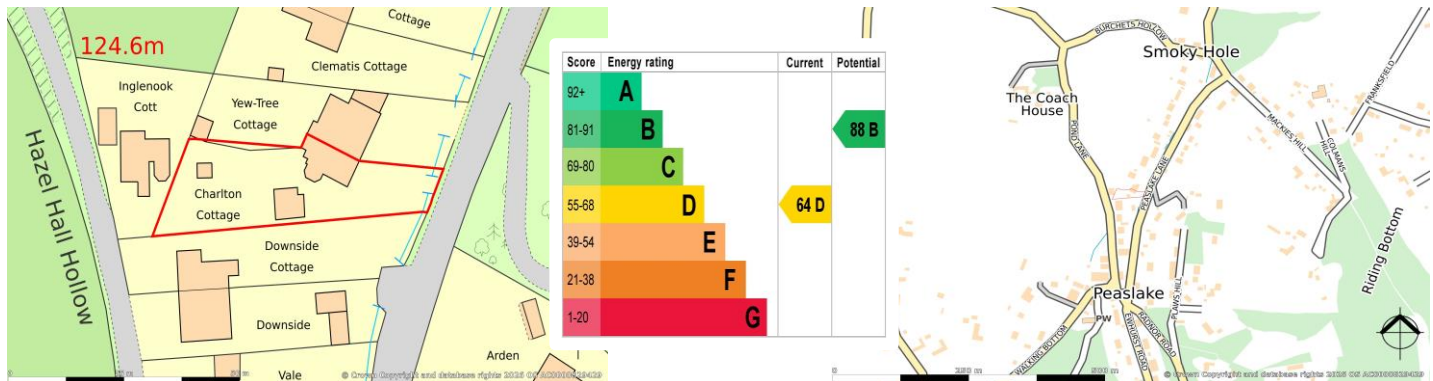
An extended & well presented 3 double bedroom character cottage with a detached garage with study area & a good sized garden, located within a short walk of the village shops & pub in the sought after village of Peaslake.

Ground floor accommodation comprises an entrance hall with understairs storage cupboard, a sitting room with feature log burner with fitted shelving & low level storage cupboards to either side, a well fitted kitchen to include a good range of low level & wall mounted units, an exposed brick wall with wooden beam, an Aga, integrated dishwasher, fitted microwave oven, a double butler sink & a further small sink set into a large area of work surface to either side of the pillar. This is all open plan to a dining area with double doors leading out to the rear garden which flows into a large family area set into the bay window with vaulted, beamed ceiling & further double doors leading out to the garden. There is also a separate & spacious utility/boot room with storage, a sink, a wc with basin & a door to the garden.

The first floor offers a very spacious principal bedroom with a feature bay window, a pitched ceiling with exposed beams, a stripped pine floor & storage cupboards. There is an ensuite shower room with large walk-in shower, a wc & basin. The 2nd bedroom is a good size double with a feature display fireplace & fitted wardrobes. There is one further double bedroom with a storage cupboard & a family bathroom with a bath, wall mounted shower, wc & basin & a boarded loft.

To the front of the property there is a spacious driveway providing off-street parking for numerous cars including a turning area. There are also lawned garden areas, with mature hedging to one side & a picket fence to the other. Double wooden gates (lockable) provide access to a further driveway & a detached garage with a study to one side. There is a decked area to the rear of the garage, paved patio to the side & rear of the house, the remainder of the fully secure rear garden is then mainly laid to lawn with mature trees & shrubs, with 2 sheds to the rear.







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

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

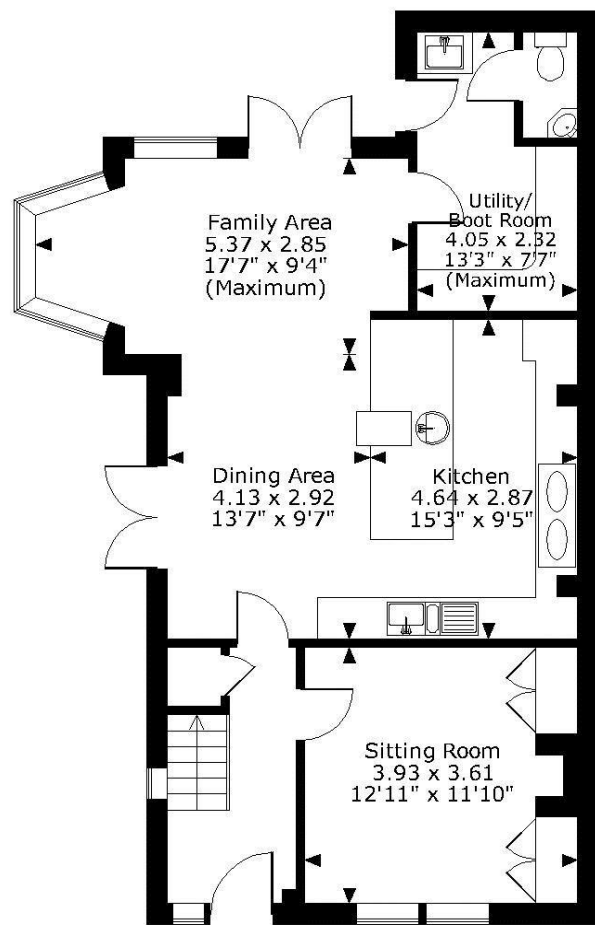
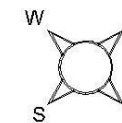
**Council Tax - Guildford Borough Council –
Band F £3778.87 per annum (2026-27)**

All Mains Services

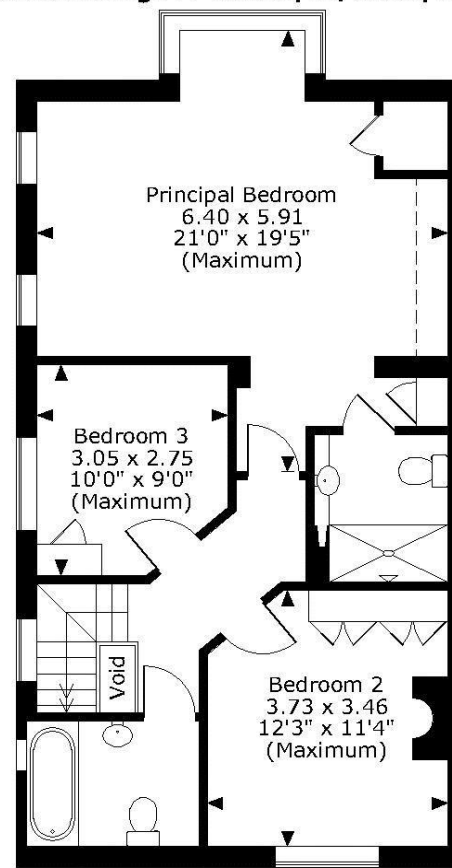
B4SH fibre broadband available

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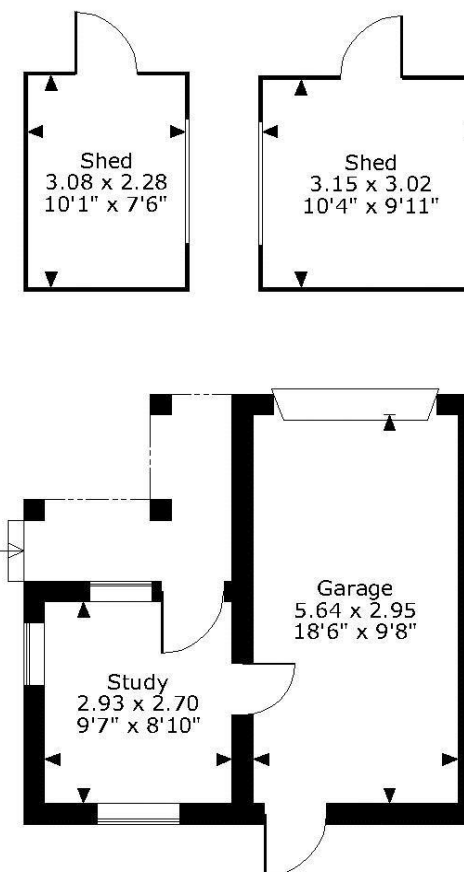
Approximate Gross Internal Area
Ground Floor = 774 Sq Ft/72 Sq M
First Floor = 685 Sq Ft/64 Sq M
Study = 85 Sq Ft/8 Sq M
Total = 1544 Sq Ft/144 Sq M
Garage = 179 Sq Ft/17 Sq M
Outbuildings = 178 Sq Ft/16 Sq M



GROUND FLOOR



FIRST FLOOR



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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