



**Wyndene, Crest Hill,
Peaslake, Surrey GU5 9PE
Price £1,295,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

A spacious & very well presented 4-5 bed detached family home set in a circa 1/3 acre private garden to include an office/studio in a quiet & sought after private road in Peaslake. Ground floor accommodation comprises an entrance hall, a large sitting room open plan to dining area with 2 sets of bi-fold doors leading out to the patio & rear garden. This is also open plan to a large, recently fitted kitchen offering an extensive range of low level & wall mounted units to include a walk-in fridge, integrated dishwasher & breakfast bar, complemented by a large skylight, 2 ovens, a gas hob & solid work worktops. There is a separate & spacious utility/boot room with space & plumbing washing machine & tumble dryer, a sink & door to side garden, with a sliding door leading through to a shower room with shower, wc & basin. There is a large double bedroom accessed from the entrance hall & an additional double bedroom/family room off the sitting room area. A well fitted study overlooks the front garden & provides access to a plant room.

A staircase leads up to the first floor, which offers a large double bedroom with walk-in wardrobe, 2 further bedrooms set into the eaves (one with skylights & eaves cupboards) & a well fitted family bathroom with bath, separate shower cubicle, wc & basin. The property has been extended & refurbished throughout over the last few years, & now offers very adaptable family accommodation, finished to a high specification.

Outside, 2 sets of gates provide access to a gravelled area of parking for numerous cars. Gated access to one side leads to an extensive paved patio to the side & rear of the property & a full insulated detached office/studio with power, light & water. Steps then lead down to an area which is laid to lawn with mature trees, shrubs & flower borders. Located in a very peaceful cul-de-sac within circa 1/2 mile of the centre of Peaslake, Must be seen!





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 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. 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 after the red phone box on your right turn left into Crest Hill. Follow the road, bearing left onto the gravelled part as the road splits with Fulvens, where you will find Wyndene, the third property on your right (just before the road bears round to the left).







Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
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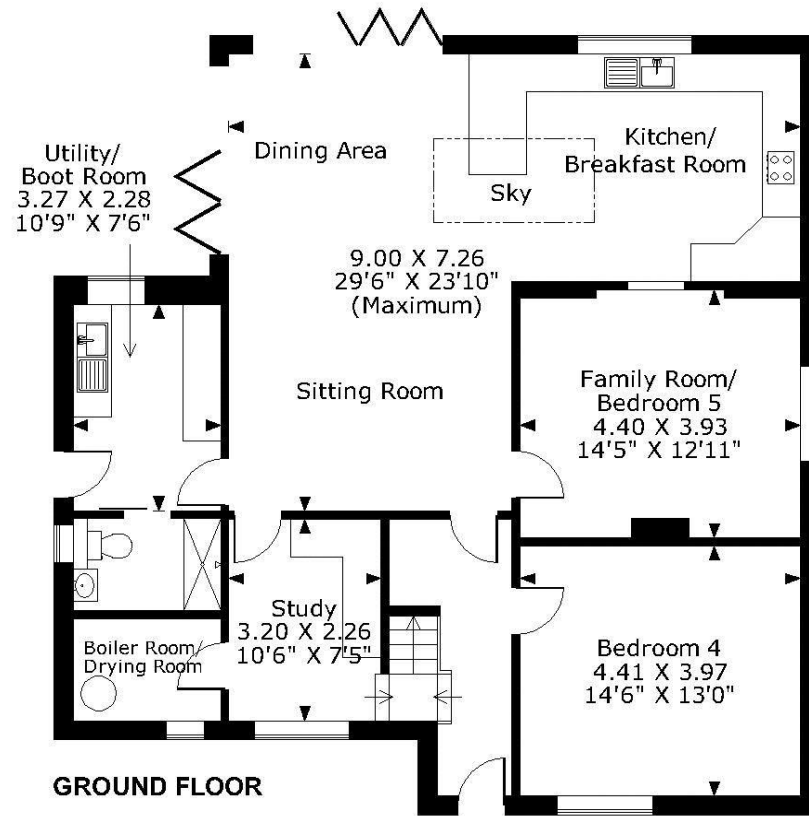
Opening Hours

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

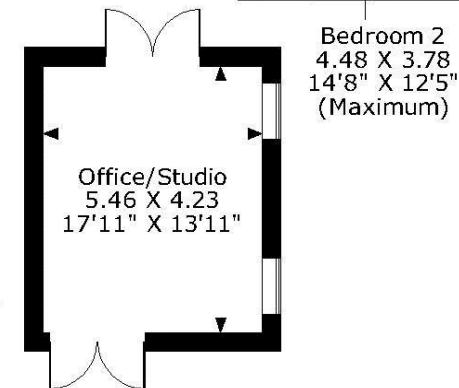
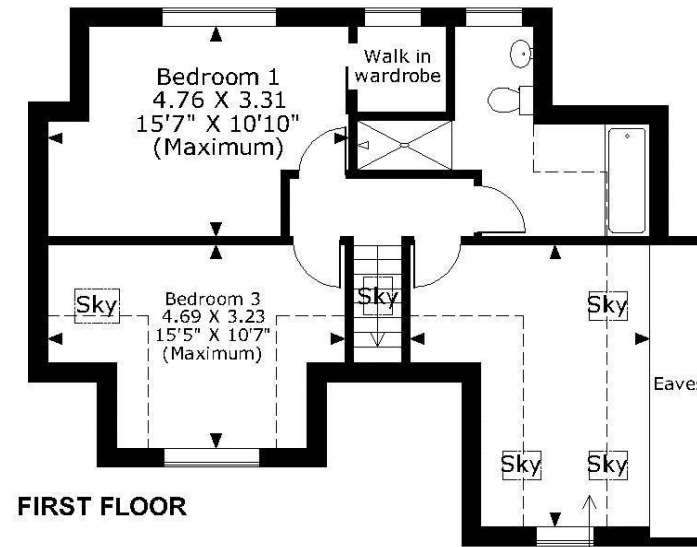
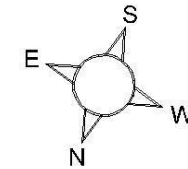
**Council Tax - Guildford Borough Council –
Band E £3197.51 per annum (2026-27)**

**All Mains Services
Broadband - B4SH fibre broadband available in the road**

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1273 SQ FT/118 SQ M
FIRST FLOOR = 493 SQ FT/46 SQ M
TOTAL = 1766 SQ FT/164 SQ M
OFFICE/STUDIO = 157 SQ FT/15 SQ M



NOT SHOWN IN ACTUAL LOCATION / ORIENTATION

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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