


**8 East View, Pursers Lane,**
**Peaslake, Surrey GU5 9RG**
**Price £835,000 Freehold**

TERRA COTTA
Independent Estate Agents









# PROPERTY DESCRIPTION

A completely refurbished & superbly presented 2 double bedroom character cottage with a self-contained 1 bedroom ground floor annexe to the rear set back from the road with views to front & rear, within 1/2 mile of the centre of Peaslake.

Ground floor accommodation comprises a sitting room with a feature log burner & extensive fitted shelving. There is a separate family room/dining room with a further log burner, a large arch then leads through to a superbly fitted kitchen/breakfast room with an extensive range of low level units & drawers under & wall mounted units over. This includes a central island with breakfast bar, a Range cooker with ceiling extractor over, a butler sink, integrated dishwasher, a roof lantern, 2 skylights & double doors leading out to the garden. A further door leads through to a boot room with cloaks cupboard & further storage, a door to the garden & a utility room with small basin & skylight. There is scope to knock through from the boot room to the annexe (which is currently accessed from the garden).

The annexe comprises a kitchen with oven, butler sink, integrated fridge & a skylight leading through to a large dual aspect bedroom with a pitched ceiling with 2 skylights, a feature log burner & a well fitted shower room with a shower cubicle, wc, basin & skylight. This area has a separate thermostat from the main house.

The first floor in the main house offers a large double bedroom overlooking fields to the front, a 2nd double bedroom with views over fields to the rear & a very well fitted family bathroom with a bath with hand held shower, a separate shower cubicle, a WC & wash hand basin. There is also a large boarded loft with planning permission (with out time limit) to convert into an additional bedroom & ensuite bathroom).

The property has been recently upgraded to a very high specification, but also still includes characterful features to include original display fireplaces, log burners & solid wood floors.

To the front of the property there is an area of off-street parking for 2 cars, gated access then leads through to the rear, with a landscaped courtyard area to the side of the annexe with steps up to a lawned area with views. Situated within a 5-10 minute walk of the sought after Peaslake Infant School, local village shops, popular pub & restaurant.



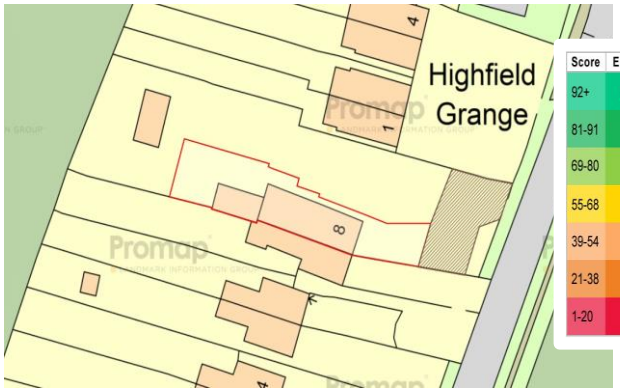


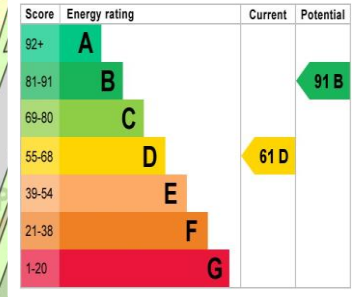









Highfield
Grange
Promap


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
61 D
91 B
GoView


Oak Farm
The Coach
House
Education
Facility



## 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. You will find 8 East View on your right, shortly after Broadfield Road on your right & the 2nd Hoe Lane turning on your left, just after the 30 mph sign.







THE SELF-CONTAINED ANNEXE










**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

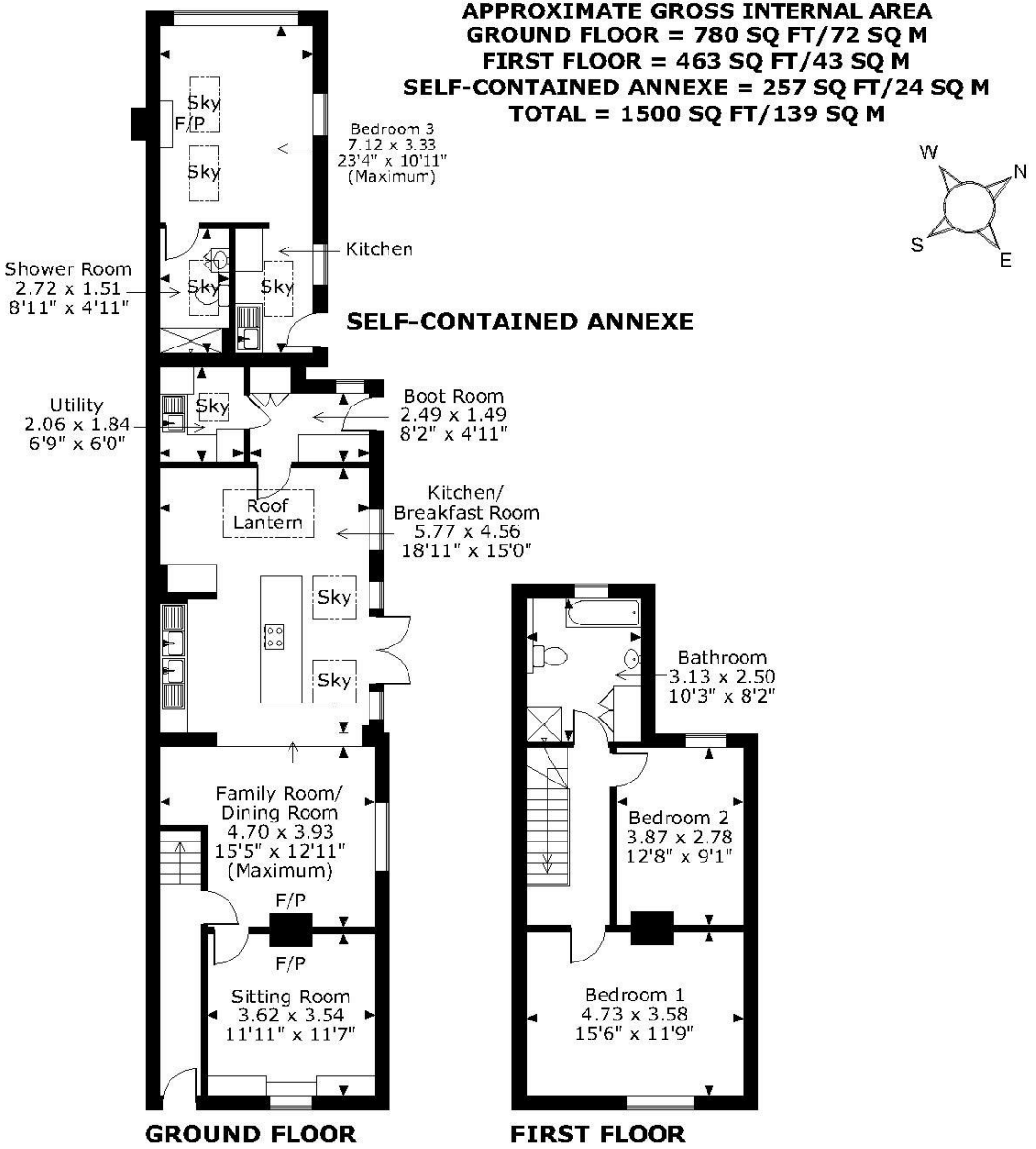
**Council Tax - Guildford Borough Council –**
**Band E £3197.51 per annum (2026-27)**

**All Mains Services**

**Fibre broadband (B4SH) connected to the property**

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**APPROXIMATE GROSS INTERNAL AREA**
**GROUND FLOOR = 780 SQ FT/72 SQ M**
**FIRST FLOOR = 463 SQ FT/43 SQ M**
**SELF-CONTAINED ANNEXE = 257 SQ FT/24 SQ M**
**TOTAL = 1500 SQ FT/139 SQ M**




FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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