



**Rolands, Pursers Lane,
Peaslake, Surrey GU5 9RE
Price £1,595,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

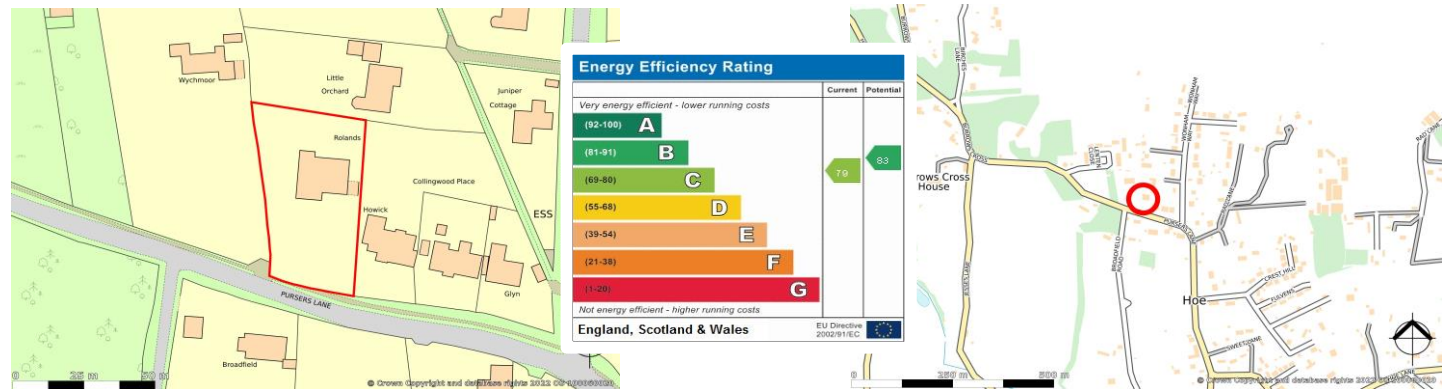
Architect-designed & immaculately presented, this contemporary 4 double-bedroom detached family home, set within the Surrey Hills National Landscape, has been designed for light, privacy & seamless indoor-outdoor living. The property has been remodelled, extended & substantially reconstructed. Its cleverly laid out single storey accommodation offers exceptional flexibility being equally suited to families or those seeking predominantly ground-floor living. Part of the property can also function as a self-contained living space when required providing ideal accommodation for older children, guests or home working.

It comprises an entrance lobby with coir matting leading into a spacious entrance hall with skylights, a 20ft dual aspect sitting room with sliding doors leading out to the front garden with feature high level triangular windows to the front gable wall with double height void. There are further sliding doors to the side leading out to an extensive patio & side garden & a contemporary gas fireplace which is also open plan to the dining room. A small opening to one side of the sitting room leads through to the dining room which also has sliding doors leading out to the patio & side garden. An archway then leads through to the kitchen/breakfast room which boasts an extensive range of units including a breakfast bar area with space for stools under, a freestanding range & sliding doors with feature high level triangular windows to the gable end glazed wall leading out to the rear garden with ceiling open to the pitched roof above. All of these areas benefit from a solid wood flooring and the property benefits from underfloor heating throughout.

A further oversized opening with sliding pocket door from the entrance hall leads through to the family room with double doors to rear garden, & there is a cloakroom/wc adjacent to this room. A further door from the entrance hall leads to the sleeping quarters, an inner hallway providing extensive storage to include a linen cupboard. There are 2 double bedrooms with fitted wardrobes overlooking the front garden supported by a family bathroom with bath & separate shower cubicle. The inner hallway also leads to a master bedroom with dressing area, double doors leading onto a terrace and the rear garden & an ensuite shower room (with double shower). There is a further guest bedroom with double doors onto the terrace and rear garden and an ensuite shower room. This ensuite is Jack & Jill to a 26ft living room with exposed brick feature wall, skylights and double doors to a further patio area and rear garden. At the other end of the living room there is access to a utility room (with a mezzanine storage deck above). N.B. There is potential to use the living room/utility room (which could be converted into a kitchen) & shower room as a separate annexe. There is a separate access to this annexe from the front driveway through the utility room/ cloakroom. There is also a small garage (for bikes & storage) adjacent to the utility room, accessed via the front driveway.

To the front of the property, a gravelled driveway to one side provides access to an area of off-street parking for several cars & leads to the garage. There is an extensive lawned area to the front, side & rear of the property, with patio areas to the front, side & rear enjoying views & open aspects. With a plot size totalling more than half an acre, the garden to Rolands is mature & private, with a selection of trees, shrubs, hedges & flower borders, an attractive paved area with stone firepit, extensive seating & a shed. Set well back from the road within circa 1 mile of Peaslake village & within a 5 minute drive of Shere village & Gomshall station. Must be seen !







SITUATION

Located within 1 mile of Peaslake village which benefits from a general store/post office, a pub/restaurant, (pedal) bike shop (this village is the heart of Surrey Hills cycling) & church as well as the Peaslake Free School. Situated in the Surrey Hills, the property is also within 5 mins drive of Shere village with extended facilities, & is well situated for numerous sought after schools, fantastic walks & bike rides, country pubs, restaurants & as well as Guildford, Dorking & Cranleigh, the A3 & M25. Guildford & Clandon mainline stations (to London Waterloo) are both circa 15 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. Approx. 1/4 mile after Burrows Lane (the turning on your left to Gomshall) & shortly after Lenten Close, you will find the entrance to Rolands on your left almost opposite Broadfield Road.







Terra Cotta (Estate Agents) Ltd

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

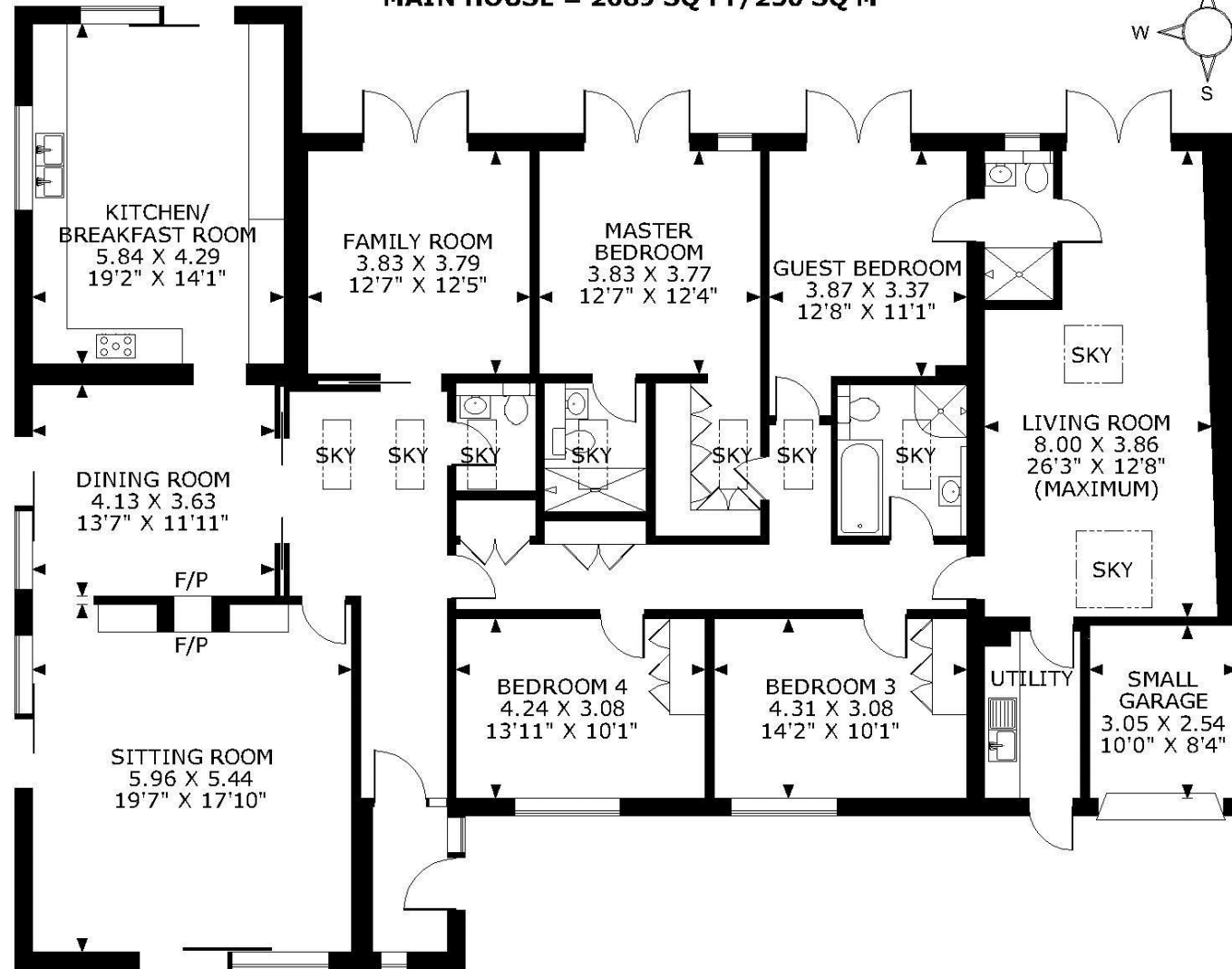
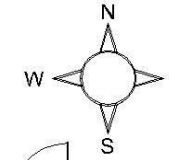
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council - Band G –
£4,360.24 per annum (2026-27)**

All Mains Services

Rolands, Pursers Lane, Peaslake, Surrey GU5 9RE

APPROXIMATE GROSS INTERNAL AREA
MAIN HOUSE = 2689 SQ FT/250 SQ M



GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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