



**Oak Hill, Hoe Lane,
Peaslake, Surrey GU5 9SW
Price £2,595,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

A spacious & superbly presented eco friendly, high specification Huf Haus set in an elevated location with distant views, within a 2+ acre plot less than half a mile from the centre of Peaslake.

The adaptable living space is set over 3 floors, with accommodation comprising an entrance hall with storage cupboards & wc to one side & a well fitted study to the other. This continues through to an extensive kitchen/breakfast room with a large walk-in larder open plan to a dining area with vaulted ceiling & views over the garden to 3 sides. This is in turn open plan to a superb 30ft+ sitting room with a feature log burner & sliding doors leading out to the garden.

The 1st floor offers a large principal bedroom with fitted wardrobes, an ensuite with a bath with a view, a large shower cubicle, his & hers basins & a wc, with a door from each room leading out to a balcony offering distant views. There are 2 further 2 double bedrooms each with a door leading out to a shared balcony to the rear, a 15ft walk-in wardrobe (possible bedroom if required) & a shower room with shower cubicle, basin & wc.

There is also a lower ground floor that offers great flexibility & could provide a self-contained annexe/extensive office area, gym etc. but includes several reception rooms/bedrooms, a large bathroom, utility, boiler, boot room & storage.

Outside a long sweeping driveway leads up to a detached double width, more than double length garage providing extensive storage & further off-street parking. The very private gardens are then mainly laid to lawn with decked & landscaped areas, all surrounded by mature trees & shrubs, with distant views to the front (at 150m elevation, this is possibly the highest house in the village).

This high specification German engineering provides the best in modern & traditional building methods combining sustainably sourced materials, extensive roof & wall insulation & predominantly floor to ceiling windows with exterior blinds & fly screens, all designed to create natural light, regulate the living temperature & bring the garden into the home. It also offers great flexibility, so the layout can be altered to suit. This property has been maintained to the highest standards, by Huf or their recommended suppliers, & includes CCTV (both the interior & exterior) & an integral alarm system with 24/7 monitoring. Available for the first time since it was constructed. Must be seen !





Score	Energy rating
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 (including the Peaslake Free School, aged 2-7 years within a short walk & the Duke of Kent, from nursery to GCSE within a 5 min drive) 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. Approx. 3/4 mile after Burrows Lane (the turning on your left to Gomshall) & immediately after Sweet Lane on your left, turn left into Hoe Lane. Follow the road round to the right, where you will find Oak Hill on your left (immediately after the turning on left – a continuation of Hoe Lane).







Oak Hill, Hoe Lane, Peaslake, Surrey GU5 9SW

- A 4236 sq ft, superbly presented detached eco friendly (EPC rating of B) & high specification Huf Haus set over 3 floors
 - Set in an elevated position with distant views, yet within circa 1/2 mile of the centre of Peaslake
 - A sweeping driveway leads to a detached double garage & extensive parking
- Spacious open plan living includes a 32ft sitting room with large feature log burner & sliding doors leading out to the garden
- The principal bedroom suite includes fitted wardrobes, an ensuite with both bath & shower & a balcony (accessed from each) with great views
 - Scope for an extensive lower level annexe/office area (over 1400 sq ft)
 - Features include floor to ceiling windows with exterior blinds & fly screens
 - CCTV (interior & exterior) & alarm system included
- The property has no TPO's, is not listed or in a conservation area but is in the Green Belt & in an AONB
 - According to GOV.UK. the risk of flooding is very low





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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 £4360.24 per annum (2026-27)**

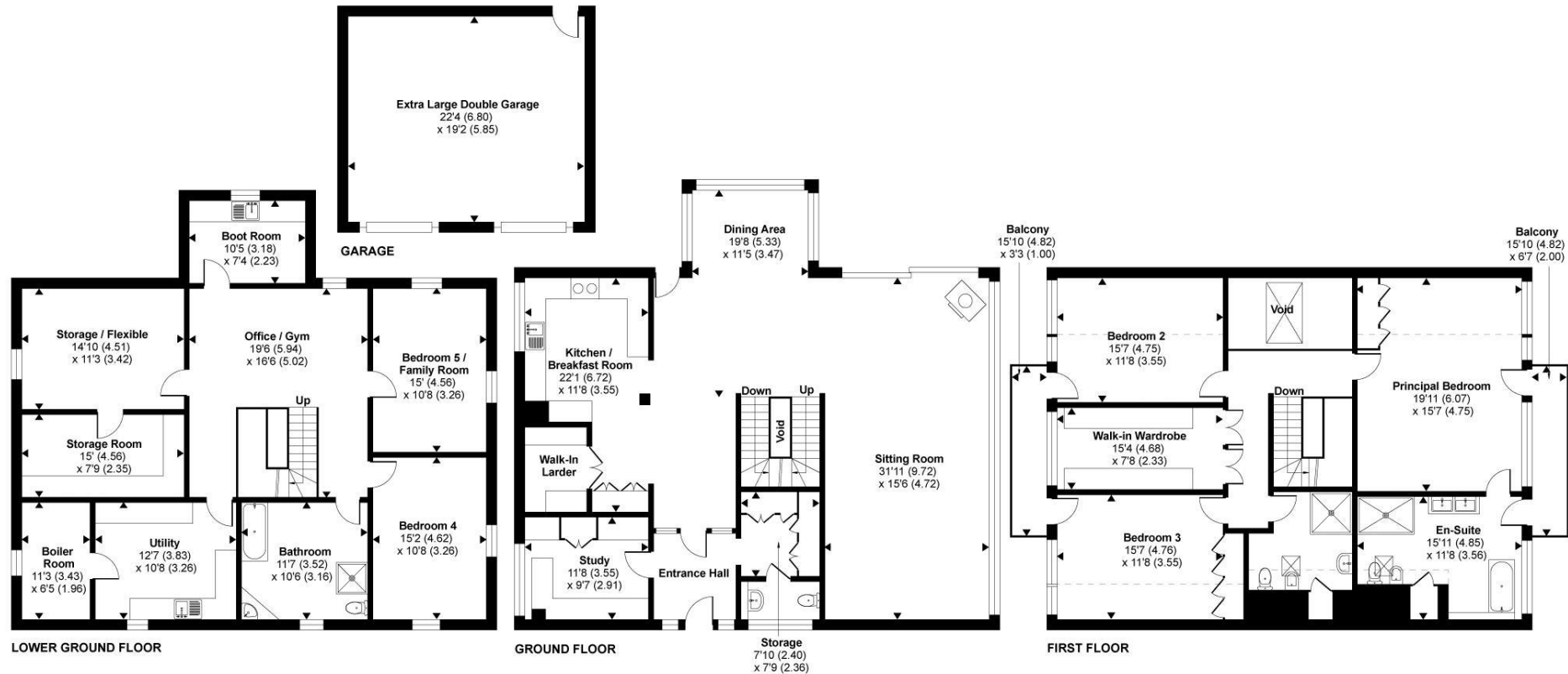
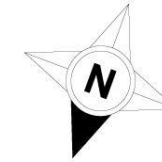
All Mains Services

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Ground Floor = 1485 sq ft / 138 sq m
 First Floor = 999 sq ft / 92.8 sq m (excludes void)
 Lower Ground Floor = 1442 sq ft / 134 sq m
 Limited Use Area(s) = 310 sq ft / 28.7 sq m
 Total = 4236 sq ft / 393.5 sq m
 Garage = 428 sq ft / 39.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Terra Cotta. REF: 1508828

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