



**Little Wingate, Franksfield, Peaslake, Surrey GU5 9SS**

**Offers in Excess of £950,000 Freehold**

**TERRA COTTA**

Independent Estate Agents

## Property Description :

A spacious 3 bed detached bungalow set in beautifully tended gardens approaching 1/4 acre in an exceptionally sought after & quiet private road in Peaslake. Accommodation comprises a very large dual aspect sitting room with sliding patio doors leading out to the garden, feature fireplace & a door leading to a good size dining room, further double doors through the kitchen/breakfast room which offers a good range of units & a door to the garden. The main bedroom is a large double benefitting from fitted wardrobes, there is a 2nd double bedroom, a 3rd single bedroom/study with fitted wardrobes & a family bathroom with bath & wall mounted shower & separate shower room. There is also a detached garage with pedestrian door leading to & a window overlooking the garden. To the front of the property, there is a large gravelled driveway (surrounded by mature shrubs) providing off-street parking for numerous cars, this leads to the garage & front door. The stunning south-west facing rear garden offers a large patio, & is then mainly laid to lawn, very private, & enclosed by a multitude of exceptionally well tended trees & shrubs. The property offers scope for extension (stpp) & to be updated to create an exceptionally desirable home. No onward chain.

## 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, then where the road bears sharply right again, continue straight on into Franksfield. Take the first turning on the right, then left just before the end of that road, where you will find Little Wingate (clearly signposted) on your right.

## Situation :

Located within 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 well situated for numerous sought after schools, fantastic walks & bike rides, country pubs, restaurants & as well as Guildford, Dorking & Cranleigh, the A3 & M25. Effingham mainline station (to London Waterloo & Victoria) is circa 15-20 mins drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Council Tax: Guildford Borough Council - Band F - £3,163.53 (2022/23)**

**All Mains Services**

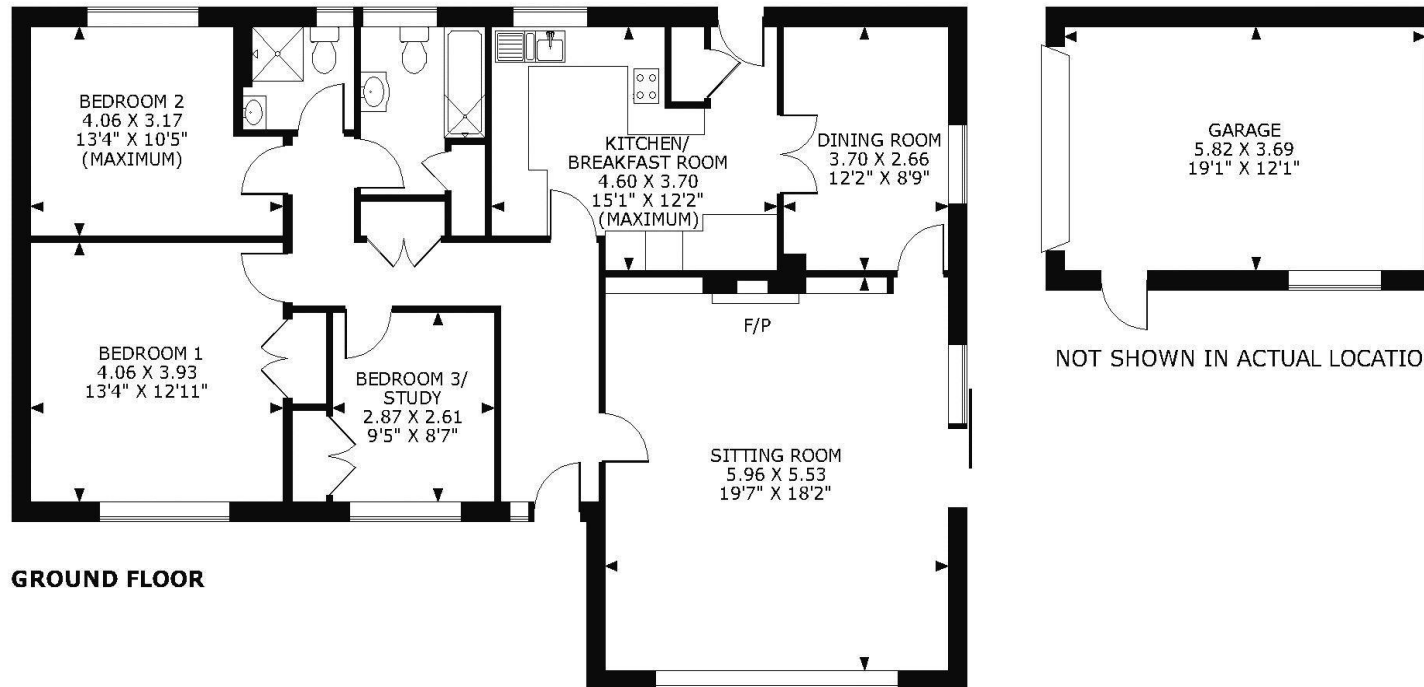
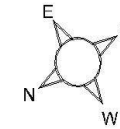
**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing

# Little Wingate, Franksfield, Peaslake, Surrey GU5 9SS

**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 1299 SQ FT/121 SQ M**  
**GARAGE = 231 SQ FT/21 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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## Shere Office

Teal House, Middle Street, Shere, Surrey GU5 9HF  
Tel: 01483 205150

## Opening Hours

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