



**Daisy Hill, Peaslake Lane, Peaslake, Surrey GU5 9RL**

**Price £950,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## Property Description :

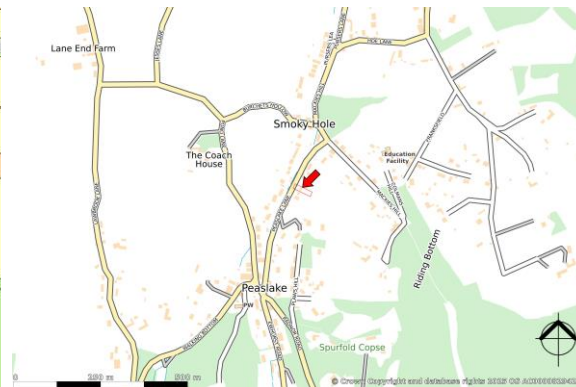
An elevated and very well presented 5 bed detached family home set over 3 floors, with parking, front and rear gardens and views, located in the heart of Peaslake village. Ground floor accommodation comprises a dual aspect sitting room with a feature log burner and solid wood floor, a very well-fitted kitchen/breakfast room with an extensive range of low level and wall mounted units to include glazed display units, an AGA, butler sink, storage cupboards and ample space for a table and chairs. This leads through to a great sized utility/boot room with fitted storage and a further butler sink, with a stable door leading out to the side passage and the rear garden. There is also a dining room/study with solid wood flooring and separate WC. The first floor offers a large double bedroom with a feature fireplace and well fitted en-suite shower room, with shower cubicle, WC and basin. There is also a small double bedroom with a feature fireplace, 2 single bedrooms and a family bathroom with a bath, wall-mounted shower, WC and basin set into a vanity unit. Between the 2 single bedrooms/studies, a stable door leads to a decked area and the rear garden. A further staircase leads up to a large double bedroom set slightly into the eaves with 3 Velux windows and eaves storage cupboards. To the front of the property, double gates provide access to an area of off-street parking for 3 cars. Steps lead up to a large, paved patio area to the front of the property with superb westerly views to the front all surrounded by mature trees and shrubs. To the rear of the house, there is a large secure workshop and shed. Further steps then lead to the rear garden, which apart from the decked area to the rear of the property, is mainly laid to lawn and sloped with mature trees and shrubs to include apple trees and a mature acer, with stunning views over the house and beyond from the end of the garden. Situated within a short walk of this sought-after village. Must be seen!

## 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 turning to Mackies Hill & 2 houses after the Peaslake Garage on your left, you will find Daisy Hill.

## Situation :

Peaslake village is the heart of cycling in the Surrey Hills & 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Council Tax - Guildford Borough Council - Band F - £3,605.74 per annum (2025-26)**

**All Mains Services. Fibre internet by B4SH (there is the option to use BT for landline and internet if preferred)**

**Your Local Independent Estate Agent**



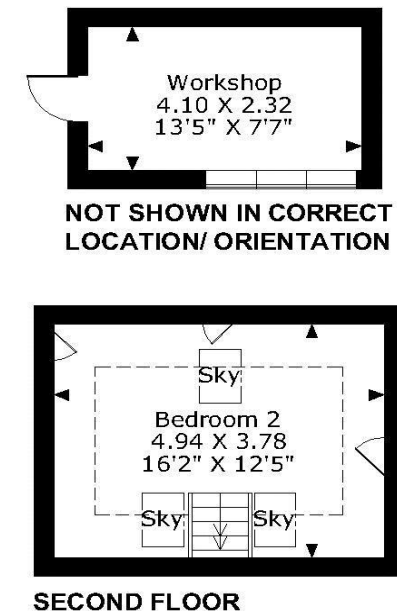
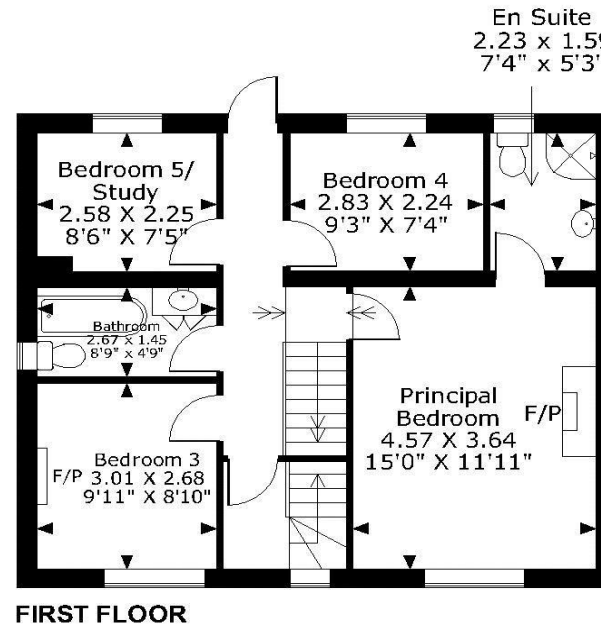
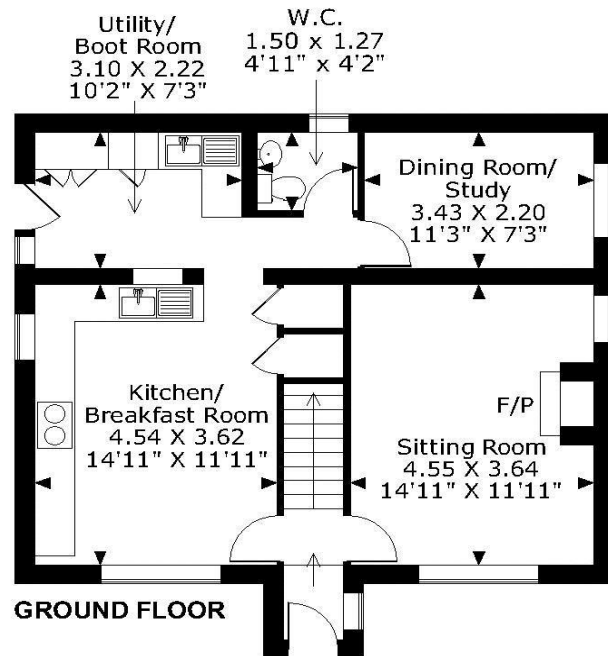
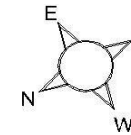


Please call 01483 205150 to arrange a viewing



# Daisy Hill, Peaslake Lane, Peaslake, Surrey GU5 9RL

**Approximate Gross Internal Area**  
**Ground Floor = 642 Sq Ft/60 Sq M**  
**First Floor = 625 Sq Ft/58 Sq M**  
**Second Floor = 102 Sq Ft/9 Sq M**  
**Total = 1369 Sq Ft/127 Sq M**  
**Workshop = 102 Sq Ft/10 Sq M**



**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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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Terra Cotta (Estate Agents) Ltd**

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**Opening Hours**

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