



**Field House, Franksfield, Peaslake, Surrey GU5 9SS**

**Price £2,500,000 Freehold**

**TERRA COTTA**

Independent Estate Agents

## Property Description :

An extended, exceptionally spacious & very well presented 5 double bedroom detached family home to include a possible annexe set in a large, private garden with adjoining 1 acre paddock, in Peaslake's premier no through road, Franksfield. Ground floor accommodation comprises a 40+ft kitchen/breakfast/family room with a solid wood floor, underfloor heating & 2 sets of bi-fold doors leading out to the extensive patio & rear garden, an adjoining TV room, a triple aspect sitting room with feature open fireplace as well as various utility/boot room areas to include 2 dishwashers, 2 laundry rooms, a wet room & wc. The 1st floor offers a large principal bedroom with fitted wardrobes & an ensuite bathroom, dressing area & shower room (with underfloor heating). There are 2 further double bedrooms, a family bathroom & separate wc. A staircase leads up to the 2nd floor which boasts a further 2 double bedrooms set slightly into the eaves & a family bathroom. There is also a large playroom/self-contained annexe over the garage with shower room & roof terrace (with external staircase leading to the rear garden). Planning permission has been granted to extend over the boot room/laundry area to connect the 1st floor of the main house to the playroom/annexe. The property offers over 4000 sq ft of accommodation & includes double glazed windows throughout. There is an extensive gravelled area to the front of property with EV charging point & providing off-street parking for numerous cars & access to a large double garage. The rear, south facing garden has a large entertaining patio to the rear of the property & is then mainly laid to lawn with a raised area with pergola (west facing, this area gets the last of the sun), a zip wire, shed & has planning permission for 2 x stables. A gate leads from the rear of the garden to a 1 acre paddock with field shelter & has a separate gate providing access to Franksfield. This exceptional location offers direct access to the Hurtwood (2000 acres of footpaths, bridleways & mountain biking trails), is within a 2 minute walk (via footpaths) to the village nursery/primary school & a 10 minute walk of Peaslake village (with a well-stocked shop, pub, hall, garage etc). A fantastic opportunity to secure a substantial family home in an extremely quiet & desirable location. 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. 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 right hand fork and Field House is in front of you and to the left at the junction.

## Situation :

Located within a 10 minute walk of Peaslake village which benefits from a general store/post office, a pub/restaurant, garage, village hall, dance studio, (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. Gomshall station - 5 mins drive. Effingham mainline station (to London Waterloo & Victoria) is circa 15-20 mins drive away.

**Council Tax - Waverley Borough Council Band G - £4150.25 per annum (2025-26)**

**All Mains Services (gas, electricity & drainage)**

**Fibre Optic Broadband direct to the premises (so 150 Mbps download /31 Mbps upload)**

**Your Local Independent Estate Agent**



1 ACRE PADDOCK TO REAR OF GARDEN



ROOF TERRACE & ACCESS TO PLAYROOM/ANNEXE



PLAYROOM/ANNEXE OVER GARAGE



Please call 01483 205150 to arrange a viewing

# Field House, Franksfield, Peaslake, Surrey GU5 9SS

## GROUND FLOOR

ENTRANCE HALL – FLAGSTONE FLOOR. DOOR TO :

SITTING ROOM – TRIPLE ASPECT ROOM WITH DOUBLE DOORS TO GARDEN & FEATURE OPEN FIREPLACE

TV ROOM – DOOR TO PATIO & GARDEN. FURTHER DOOR TO :

FAMILY ROOM / DINING AREA – WITH BI-FOLD DOORS TO THE REAR & SIDE LEADING OUT TO THE PATIO & REAR GARDEN, SOLID WOOD FLOOR WITH UNDERFLOOR HEATING. OPEN PLAN TO :

KITCHEN/BREAKFAST ROOM – WITH AN EXTENSIVE RANGE OF LOW LEVEL UNITS TO 3 SIDES & A CENTRAL ISLAND WITH BREAKFAST BAR, GRANITE WORKTOPS, GAS POWERED AGA, ELECTRIC HOB & OVEN, 2 X DISHWASHERS, WALK-IN PANTRY, SKYLIGHTS & CONTINUATION OF WOOD FLOORING. DOUBLE DOORS LEAD TO :

BOOT ROOM – DOORS TO FRONT & REAR GARDEN, WET ROOM WITH WC & A LAUNDRY ROOM. FURTHER DOOR TO :

UTILITY ROOM – BASIN, PLUMBING FOR 2<sup>ND</sup> WASHING MACHINE & EXTENSIVE DRYING AREA. SIDE WINDOW. DOOR TO :

GARAGE – WITH UP & OVER DOOR. INTERNAL STAIRCASE RISING TO 1<sup>ST</sup> FLOOR :

PLAYROOM/ANNEXE – A LARGE SELF-CONTAINED AREA WITH 2 SKYLIGHTS & SPACE FOR SITTING & BEDROOM AREAS PLUS AN ENSUITE SHOWER ROOM WITH WC & SKYLIGHT. FIRE DOOR PROVIDING ACCESS TO :

ROOF TERRACE – WITH EXTERNAL STAIRCASE LEADING DOWN TO REAR GARDEN

## FIRST FLOOR

LANDING – STORAGE/LINEN CUPBOARDS

PRINCIPAL BEDROOM – LARGE DOUBLE OVERLOOKING REAR GARDEN, EXTENSIVE FITTED WARDROBES, PART OPEN PLAN TO :

ENSUITE BATHROOM/DRESSING ROOM – DUAL ASPECT ROOM WITH FREESTANDING BATH & ACCESS TO :

ENSUITE SHOWER ROOM – WITH SHOWER CUBICLE, WC & HIS & HER BASINS, SIDE WINDOW & UNDERFLOOR HEATING

BEDROOM 2 – LARGE DOUBLE OVERLOOKING REAR GARDEN & FITTED WARDROBES

BEDROOM 5 – SMALL DOUBLE BEDROOM OVERLOOKING FRONT GARDEN

FAMILY BATHROOM – WITH BATH, WALL MOUNTED SHOWER, HIS & HER BASINS & HEATED TOWEL RAIL OVERLOOKING FRONT GARDEN

SEPARATE WC – OVERLOOKING FRONT GARDEN

## SECOND FLOOR

LANDING – EAVES STORAGE & SKYLIGHT

BEDROOM 3 – LARGE DOUBLE SET SLIGHTLY INTO EAVES WITH SIDE WINDOW, SKYLIGHT & FITTED WARDROBES

BEDROOM 4 – LARGE DOUBLE SET SLIGHTLY INTO EAVES WITH SIDE WINDOW, SKYLIGHT & FITTED WARDROBES

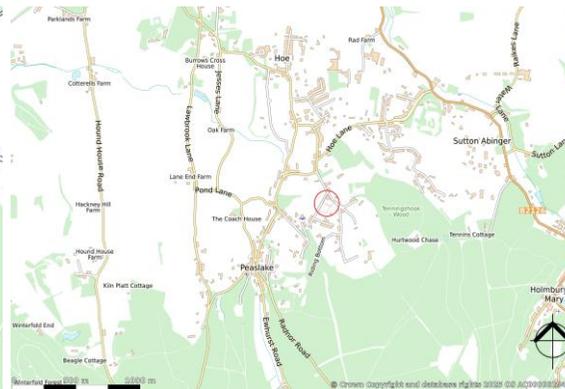
FAMILY BATHROOM – WITH BATH, WALL MOUNTED SHOWER, SHOWER SCREEN, WC, BASIN & SKYLIGHT

## OUTSIDE

FRONT GARDEN – 5 BAR GATES LEAD TO AN EXTENSIVE AREA OF PARKING WITH EV CHARGING POINT & PROVIDE ACCESS TO THE GARAGE. MATURE TREES & HEDGING PROVIDING EXCELLENT PRIVACY TO THE FRONT, & THERE IS GATED ACCESS TO :

REAR GARDEN - LARGE SOUTH FACING GARDEN WITH AN EXTENSIVE ENTERTAINING PATIO AREA TO THE REAR & SIDE OF THE PROPERTY, THEN MAINLY LAID TO LAWN, WITH MATURE TREES & SHRUBS, A ZIP WIRE, A RAISED AREA WITH PERGOLA TO ONE SIDE & A SHED TO THE REAR. PLANNING PERMISSION EXISTS TO BUILD 2 X STABLES WITH GATED ACCESS TO FRANKSFIELD. A PEDESTRIAN GATE TO THE REAR LEADS THROUGH TO :

PADDOCK - A CIRCA 1 ACRE PADDOCK WITH FIELD SHELTER & WITH DIRECT ACCESS TO FRANKSFIELD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		

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**Approximate Gross Internal Area**

**Ground Floor = 2024 Sq Ft/188 Sq M**

**First Floor = 912 Sq Ft/85 Sq M**

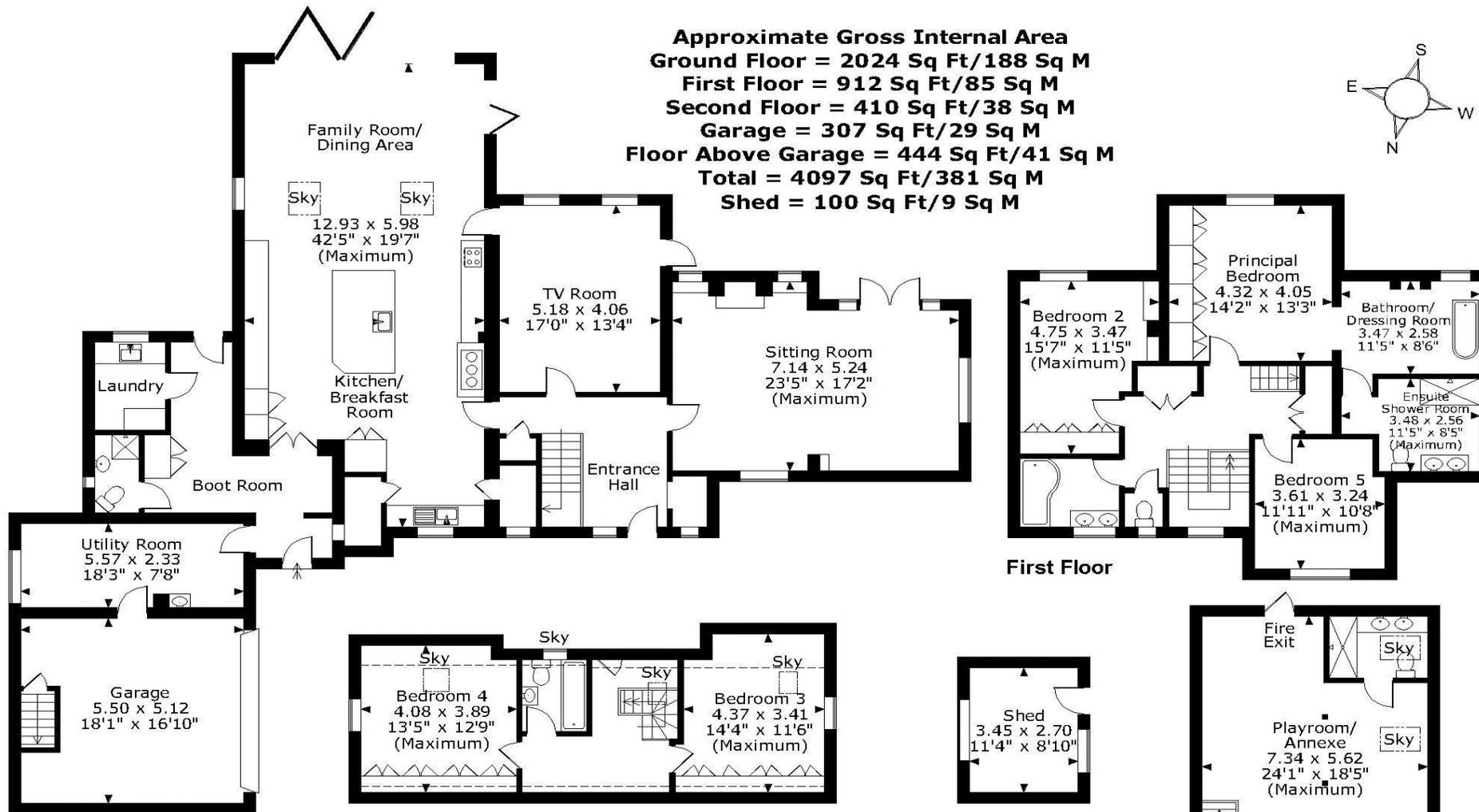
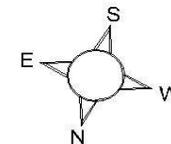
**Second Floor = 410 Sq Ft/38 Sq M**

**Garage = 307 Sq Ft/29 Sq M**

**Floor Above Garage = 444 Sq Ft/41 Sq M**

**Total = 4097 Sq Ft/381 Sq M**

**Shed = 100 Sq Ft/9 Sq M**



**Ground Floor**

**Second Floor**

**Not Shown in Actual Location**

**Floor Above Garage**

**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 :**

Monday to Friday 09:00am – 5:30pm

Saturday 09:30am – 5:00pm