

THE KNOLL HOUSE

PURSERS LANE, PEASLAKE, GUILDFORD, GU5 9SJ



savills

DOUBLE FRONTED EDWARDIAN VILLAGE HOUSE SAT WITHIN PRETTY GARDENS

THE KNOLL HOUSE, PURSERS LANE,
PEASLAKE, GUILDFORD, GU5 9SJ

Double fronted late Edwardian house ♦ Excellent symmetrical layout ♦ Three reception rooms ♦ West facing rear garden ♦ Four bedrooms ♦ Scope to extend (subject to planning) ♦ Off street parking and double car port ♦ 800m to village shop and pub

Description

An attractive double fronted detached house retaining considerable character offering a wonderful symmetrical layout within a sought after Surrey Hills village

This charming double fronted Edwardian house sits in the middle of its pretty plot and is set back from the road. Located in Peaslake, a sought after Surrey Hills village, the house offers fabulous symmetry on the ground floor with three similar sized reception rooms, a conservatory and a spacious kitchen leading through to a utility.

Stairs lead up to the first floor with four bedrooms and two bathrooms, one of which is en-suite. Benefiting from a central position within its plot, many of the rooms overlook the gardens offering attractive views on all sides and a rural outlook over fields to the rear.

The gardens have been landscaped to offer good levels of privacy with high hedges and colourful floral borders. There are wide lawns to the front and back with a gravel driveway providing parking for numerous cars alongside an open double bay garage. There is also a useful workshop attached to the open bay garage which could (subject to planning) be adapted to provide further accommodation.



Location

Peaslake retains considerable appeal with a true English village look, nestled in the heart of the Surrey Hills. With its village shop and Post Office, public house, village hall and an infant school. The surrounding area includes many picturesque villages including Shere and Holmbury St Mary. Nearby Gomshall has its own railway station with a direct link to Guildford and Dorking, where services are provided to London from 38 minutes.

The Surrey Hills is an area of outstanding natural beauty and with many miles of paths and bridleways, ideal for walking, cycling and riding. Locally, are a number of well regarded schools both fee and non fee paying such as Belmont Prep school, Duke of Kent, Cranleigh, St. Theresa's and Howard of Effingham.

Access to London via road is available from the A3 or A24. Both trunk roads are connected to the located area by the A25 and are within 6 miles. Guildford and Dorking provide extensive shopping facilities with a number of supermarkets, theatres and leisure complexes. The large village of Cranleigh around 4 miles away also has two supermarkets including a Marks and Spencer and a number of independent shops and restaurants.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills



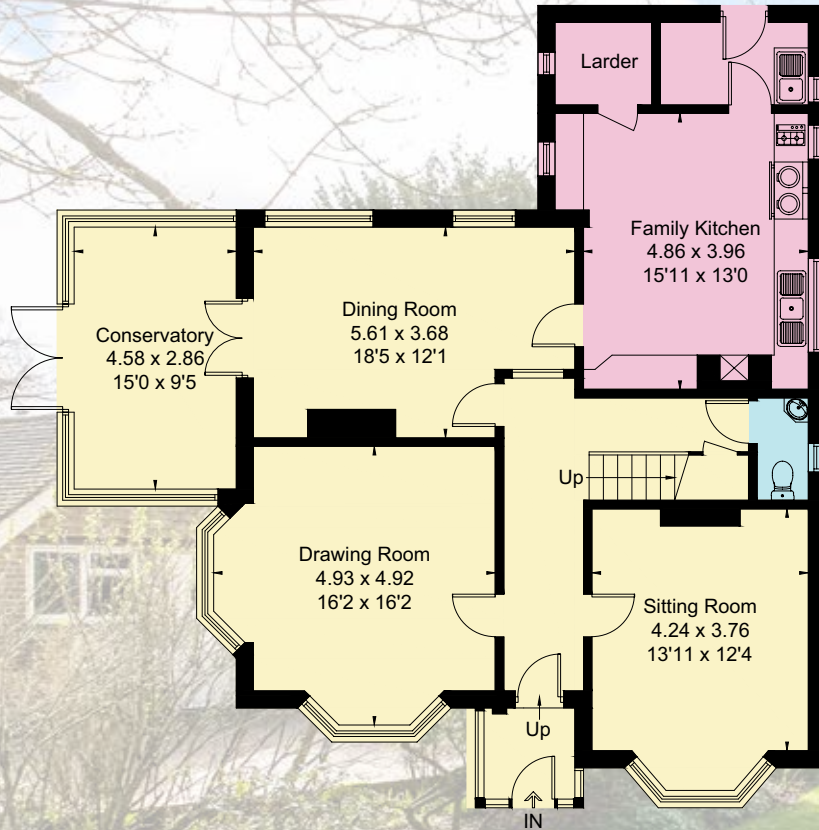
FLOORPLANS

Approximate IPMS2 Floor Area = 205.1 sq m / 2208 sq ft (Excluding Open Bay Garage)

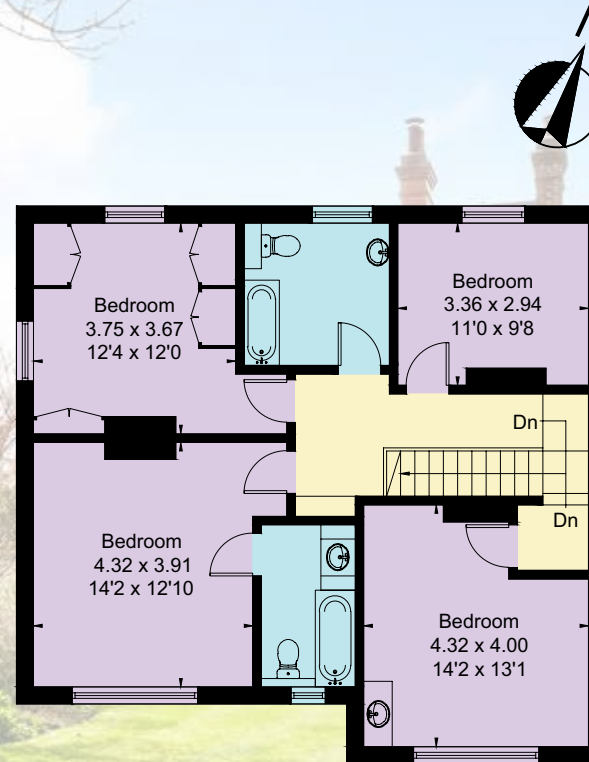
Store = 13.0 sq m / 140 sq ft

Limited Use Area = 4.3 sq m / 46 sq ft

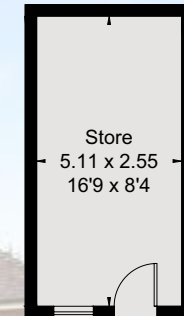
Total = 222.4 sq m / 2394 sq ft



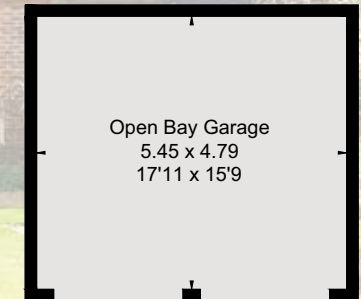
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

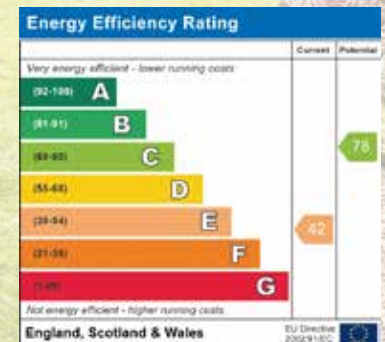


(Not Shown In Actual Location / Orientation)

Savills Guildford
244-246 High Street, Guildford
Surrey, GU1 3JF
guildford@savills.com
01483 796 820

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 190321GGP



Brochure by fourwalls-group.com