



**A SUPERB FAMILY HOME SET IN TRANQUIL GARDENS IN THE HEART
OF THE SURREY HILLS.**

BANKSIDE, PEASLAKE LANE, PEASLAKE, GUILDFORD, GU5 9RL



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Flexible four bedroom family house ♦ Set in beautiful landscaped gardens ♦ Master bedroom suite with en suite shower room and dressing room ♦ Three further bedrooms ♦ Two family bathrooms ♦ Set in the heart of the Surrey Hills ♦ 500m to village pub and shop

Description

A flexible family home in an tranquil private setting close to the heart of one of the most sought after villages in the Surrey Hills.

Bankside is an attractive family home with excellent accommodation, located in a secluded setting in the midst of its own gardens yet just under 500 metres from the village shop/Post Office and the popular Hurtwood Inn Pub.

The property offers spacious accommodation with three reception rooms (including large studio/bedroom). There is a modern kitchen/breakfast room leading to the dining room and doors to the utility and office, which is currently used as a print room for photography. Many of the rooms look out on to the fabulous gardens surrounding the property on all sides.

The largest room on the first floor is currently used by our clients as a studio but has an en suite shower room and direct access via French windows to the garden. There are three further bedrooms on the first floor with the master suite having its own en suite bathroom.



Bankside lies in an elevated position and is approached over a sweeping drive from Mackies Hill, to a substantial parking and turning area. The formal gardens have been beautifully laid out and include an attractive series of ponds as well as an expanse of lawn interspersed with mature shrubs, specimen trees and plants along with further seating and entertaining spaces. In addition there is a garage which opens up onto Peaslake Lane. At the end of Mackies Hill is Riding Copse and The Hurtwood which is bisected by numerous footpaths and bridleways offering a substantial area of forestry and open space making this an ideal setting.

Location

Located in the heart of the Surrey Hills, a designated Area of Outstanding Natural Beauty and Great Landscape Value, Peaslake is within easy reach of all necessary amenities and communications. The village has a parish church, inn, village hall and a general stores and Post Office, whilst further convenience shopping and farm shops are available at Abinger, Shere and Forest Green. A more extensive range of amenities is available at Cranleigh, whilst the full range of shopping, leisure and cultural amenities may be found at Guildford, Dorking and Horsham.

There is a railway station at Gomshall, on the Tonbridge-Reading line, providing access to Guildford and Gatwick airport, whilst the main line stations at Guildford and Dorking offer fast and frequent services into London, with journey times from about 35 minutes.

There is a good choice of schools in the area, including Peaslake Free School, Shere Infants, Duke of Kent, Hurtwood House, Cranleigh, Charterhouse, St Teresa's and Cranmore. Recreational opportunities include walking, cycling and riding in the surrounding countryside.

Mileages

Peaslake village stores 0.3 miles, Shere 2.4 miles, Gomshall 2 miles, Cranleigh 4.8 miles, Dorking 6.9 miles, Guildford 8.8 miles, Central London 35.9 A3 7.9 miles, M25 12.4 miles, Gatwick 18.4 miles, Heathrow 25.6 miles

Directions

From Guildford proceed on the A264 to Merrow and at the roundabout after the M&S petrol station take the third exit towards Newlands Corner. At the end of the road, turn right at the T-junction at Newlands Corner and drop down the hill on to the A25 passing Silent Pool and continue into Gomshall. As you enter Gomshall turn right into Queen Street (signposted Peaslake) continue over the level crossing into Burrows Lane and turn left at Burrows Cross which becomes Pursers Lane. Continue for 3/4 of a mile then turn left into Mackies Hill and the driveway to Bankside will be found on the right hand side.

Property full Postcode: GU5 9RL

Services: All services are on mains

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

Viewing: Strictly by appointment with Savills

Photos were taken approximately Summer 2017



FLOORPLANS

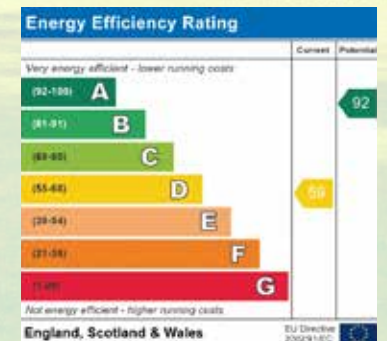
Approximate Floor Area = 225.9 sq m / 2432 sq ft
 Garage = 17 sq m / 183 sq ft
 Total = 242.9 sq m / 2615 sq ft



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