



Idyllic village home with wonderful gardens

Tor Cottage, Plaws Hill, Peaslake, Guildford, Surrey, GU5 9SX

£1,250,000 Freehold



Central Village location • Three bedrooms • Two bathrooms • Three reception rooms • Double garage and driveway • Scope to enlarge (STPP)

Local information

Peaslake is located the heart of the Surrey Hills, a designated Area of Outstanding Natural Beauty, an Area of Great Landscape Value and within the Peaslake Conservation Area. The village enjoys a vibrant social life with many clubs and societies, there is the 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 good choice of schools in the area, including Peaslake School, Shere Infants, Duke of Kent, Hurtwood House, Cranleigh, Charterhouse and St Teresa's. Recreational opportunities include walking, cycling and riding in the surrounding countryside.

About this property

Built in 1935, Tor Cottage is a detached chalet bungalow in a wonderful location in the heart of this popular Surrey Hills village. Upon entering the attractive entrance hall, to the left is a dining room and to the right is a cosy reception room with working fireplace and a large sash window which faces the front of the house. The Study is also accessed off the sitting room. There is a well-appointed kitchen which leads to a bright conservatory. A double bedroom and a shower room complete the accommodation on this floor. On

the first floor are two further bedrooms and a family bathroom. The house sits centrally in the plot with gardens wrapping around all sides with a driveway which can accommodate multiple vehicles. There is also a large detached garage at the rear of the plot. Available to the market for the first time in over 30 years, this is a great opportunity for an incoming purchaser to refurbish the property throughout.

Tenure

Freehold

Local Authority

Guildford Borough Council

Council Tax

Band = Band G

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills






Approximate Area = 1726 sq ft / 160.4 sq m
Garage = 404 sq ft / 37.5 sq m
Total = 2130 sq ft / 197.9 sq m (Excluding Open Area)
Including Limited Use Area (102 sq ft / 9.5 sq m)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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