



## Exceptional barn conversion in popular village

**Pursers Farm Barns, Pursers Lane, Peaslake, Surrey, GU5 9RG**

£2,350,000 Freehold









Open plan lateral accommodation • Impressive reception room with adjoining contemporary kitchen • Principal bedroom suite • Four further bedrooms • Four bathrooms • Garden • Carport

#### Local information

Peaslake is located in the heart of the Surrey Hills, a designated Area of Outstanding Natural Beauty. The village enjoys a vibrant social life with many clubs and societies, there is the parish church, the popular Hurtwood Inn Public House and Restaurant, the 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 superb walking, cycling and riding in the surrounding countryside.

#### About this property

Originally three barns and a dairy, Pursers Farm Barns is a wonderful Grade II listed conversion which combines original period features with a luxurious contemporary finish. The property is presented to an exceptionally high standard with stylish interiors throughout emphasising the light and space of this impressive home.

The property is made up of three linked barns with a glass walkway and provides flexible accommodation with a beautiful central courtyard garden, and a separate rear garden with wonderful countryside views.

The open plan kitchen / dining / reception room is truly spectacular with its vaulted ceiling, Versailles parquet flooring and exposed original beams. This space measures over 57 ft and lends itself to entertaining and family life. The memorable Poggenpohl kitchen has been fitted with Miele appliances, chic red lacquer cabinetry, granite worktops and a breakfast bar.

Generous in size, the principal bedroom has bi fold doors opening onto the courtyard garden, an adjoining dressing room and a large modern bathroom with walk in shower and a freestanding bath. There is a study / playroom in between this bedroom and the main barn.

In the third barn, on the ground floor there is a large additional reception space comprising the main double height area of the barn. There are two additional bedrooms, one of which is currently used as a large reception room. There is also a large utility room / gym, as well as a shower room and a separate cloakroom. On the first floor, there are two further double bedrooms both with en suite shower rooms.



The barns sit well within the plot of 0.5 acre, the courtyard garden is low maintenance and has been beautifully designed with a sheltered patio seating area and a well maintained level lawn. To the rear, there is another large garden which enjoys far reaching views down the neighbouring valley, with a dining area from which summer sunsets can be enjoyed.

Approached via wooden gates, there is ample parking for several vehicles and an open bay double car port. Next to the carport is the dairy, which could be used as a home office, gym or studio annexe.

Services: Mains water, electricity and drainage. Ground source heating.

**Tenure**  
Freehold

**Local Authority**  
Guildford Borough Council

**Council Tax**  
Band = H

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









Approximate Floor Area = 5780 sq ft / 537 sq m



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