



Copt Hill

Fulvens, Peaslake, Surrey

A five-bedroom detached bungalow with excellent potential, set within gardens and grounds extending to 2.9 acres

A substantial detached bungalow on the edge of Peaslake village, offering an opportunity to redevelop. (subject to the necessary consents) Set in a wonderful position on a gently sloping plot, the property enjoys views over the private grounds to the surrounding countryside beyond.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE



2.9 ACRES



FREEHOLD



VILLAGE



2,616 SQ FT



**GUIDE PRICE
£1,500,000**



The property

Copt Hill is a detached bungalow offering more than 2,600 sq ft of accommodation. The property requires modernisation, or subject to the necessary consents, the opportunity to create a superb family home. The accommodation currently flows from a spacious reception hall. This leads to a well-proportioned main sitting room, with two south-facing windows flooding the space with natural light and a door opening onto the side garden. Both the sitting room and reception hall feature stripped wooden flooring and antique logburners, lending both rooms a sense of warmth and character. There is a study adjoining the sitting room, while off the reception hall, the large, dual aspect double bedroom has its own washbasin and could be used as an additional reception room if required.

There is also a kitchen with fitted wooden units and a fireplace-recessed range cooker, as well as a walk-in pantry and larder, both of which provide further storage. Adjoining the kitchen is the utility room. In addition to the large principal bedroom at the front,

there are four further bedrooms towards the rear of the property, two of which have washbasins, providing the potential to install en suite bath or shower rooms, while one has a walk-through dressing room. The property also has two family bathrooms.



Outside

The house is located in a tucked-away position at the end of a peaceful residential lane, and is surrounded by mature woodland, creating a further sense of privacy and seclusion. The extensive gardens surrounding the house include rolling terraced lawns and meadows, and established hedgerows and shrubs, as well as wooded areas and a large paddock, bordered by mature trees, which could be used as grazing pasture. There is a garage and a garden store, while the gardens and grounds offer the potential for housing several further outbuildings, subject to the necessary consents.

Location

The property is set in the peaceful and idyllic Surrey Hills village of Peaslake. The village is a vibrant community, with a popular local pub, a village store and a primary school, and is surrounded by the beautiful woodland and rolling countryside of the Surrey Hills Area of Outstanding Natural Beauty, with its outstanding walking, cycling and riding routes. There are further everyday facilities two miles away in

Shere, while Guildford is eight miles to the northwest. Guildford offers access to an extensive range of high street and independent shops, coffee shops and restaurants, excellent recreational facilities including G Live, The Electric and Yvonne Arnaud Theatres, and superb leisure and sports facilities, including the first-class Surrey Sports Park. Transport connections include the A3 at Guildford, while Guildford's mainline stations provide easy access to Central London (approximately 35 minutes).



Distances

- Shere 2.3 miles
- Ewhurst 4.1 miles
- Cranleigh 6.4 miles
- Guildford 8.1 miles
- Godalming 10.1 miles
- Horsham 14.4 miles

Nearby Stations

- Gomshall
- Chilworth
- Guildford

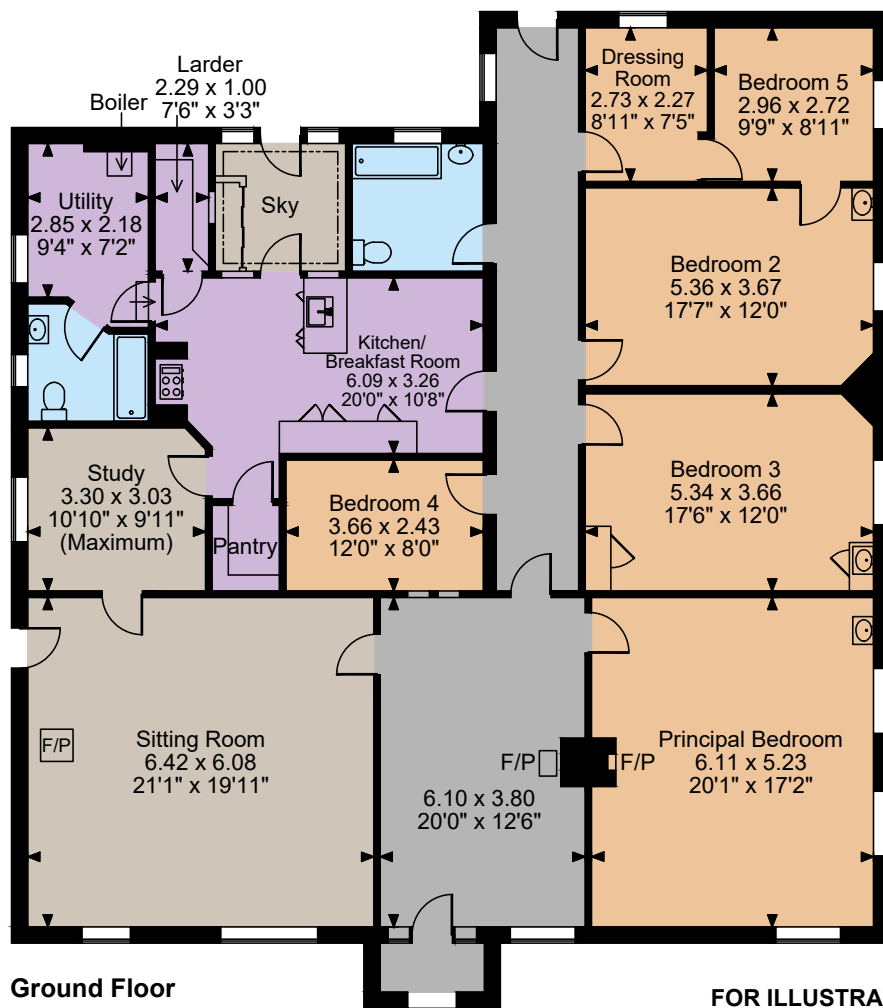
Key Locations

- RHS Garden Wisley
- Winkworth Arboretum
- Denbies Wine Estate

Nearby Schools

- Duke of Kent
- Hurstwood House
- Belmont
- Longacre
- St Catherine's
- Cranleigh

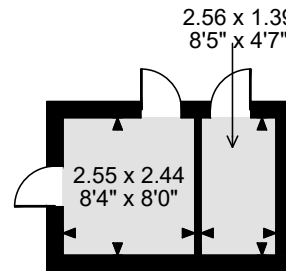
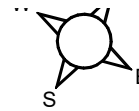




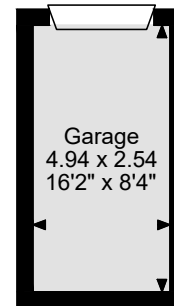
Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Garden Store



Floorplans

Main House internal area 2,616 sq ft (243 sq m)
Garage internal area 135 sq ft (13 sq m)
Garden Store internal area 108 sq ft (10 sq m)
Total internal area 2,859 sq ft (266 sq m)
For identification purposes only.

Directions

GU5 9PG

what3words: ///knots.prop.ever

General

Local Authority: Guildford Borough Council
Tel: 01483 505050

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

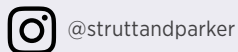
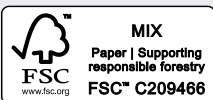
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Guildford

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