



LARK RISE  
Peaslake



HILL CLEMENTS



# LARK RISE

Franksfield, Peaslake,  
Guildford, Surrey GU5 9SS

A stunning family home situated in an established residential area on the edge the much requested village of Peaslake, with five bedrooms and fabulous south facing gardens approaching an acre.

**5 BEDROOMS: 2 BATHROOMS  
(1 EN SUITE): ENTRANCE HALL:  
CLOAKROOM: SITTING ROOM: FAMILY  
ROOM: STUDY: GARDEN ROOM:  
KITCHEN/BREAKFAST ROOM:  
UTILITY/BOOT ROOM: COVERED  
LOGGIA: GAS CENTRAL HEATING:  
DOUBLE BAY BARN STYLE GARAGE:  
MACHINE STORE:  
SECLUDED 0.92 ACRE GARDENS**

Peaslake – 0.5 mile. Shere 2.5 miles.  
Guildford (Waterloo 38 mins) – 8 miles.

**01483 300 300**

[www.hillclements.com](http://www.hillclements.com)  
6 Quarry Street, Guildford  
Surrey GU1 3UR  
[info@hillclements.com](mailto:info@hillclements.com)



**HILL CLEMENTS**







## THE LOCATION

Lark Rise occupies a tranquil and enviable location on the edge of the village of Peaslake. This most sought after village nestles in the heart of the Surrey Hills, an Area of Outstanding Natural Beauty, providing acres of protected countryside, ideal for country pursuits and yet also very accessible to major transport links. Peaslake has a village store, post office, church, public house and restaurant, garage and an excellent local Free School all of which combine to engender a great village community. Other villages, such as Shere and Abinger, further provide for day to day needs, in particular the Kingfisher Farm shop in Abinger and local convenience store in Shere. More comprehensive facilities can be found in Guildford, Dorking and Cranleigh which provide excellent shopping and recreational facilities.

The area has a very good selection of schools including, Cranleigh School, St Catherine's at Bramley, Duke of Kent in Ewhurst, Belmont in Holmbury St Mary, Cranmore at West Horsley and St Teresa's in Effingham. The Royal Grammar School, Tormead, Lanesborough and Guildford High School in Guildford are all easily accessible.

Communications in the area are extremely good with excellent road links within easy reach. The A3 is approximately 7.5 miles to the north and provides access to the M25 and the south coast. Rail communications are good with fast trains running from Guildford and Woking, branch lines can be reached at Effingham and Clandon and Gomshall runs on the Gatwick to Reading line and links with Guildford.

## THE PROPERTY

Built circa 1913, Lark Rise was one of the first houses to be built in Franksfield. It underwent a substantial extension in 1996 and was thoroughly renovated over the course of 2006 – 2008 by the current owners. It now offers superb accommodation that is incredibly well presented, with many attractive features and combines beautifully with the stunning gardens and grounds, which have been lovingly developed over the last ten years.

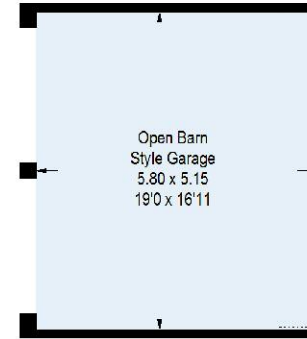
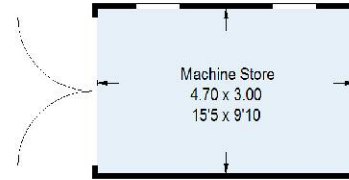
A fine entrance hall with high ceilings and tiled floor gives a great first impression and a taste of the quality that runs throughout the house. The sitting room is a charming room with herringbone oak flooring, an open fire and decorative arches over the windows either side of the chimney breast. Double doors open out into a decorative timber conservatory which overlooks the garden. This feature has been replicated on the other side of the house where there is a lovely kitchen breakfast room with bespoke units, an Aga, Corian and granite worktops and a central island. Adjacent to this is a family room. From all of these south westerly facing rooms are double doors opening out onto a loggia and terrace.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

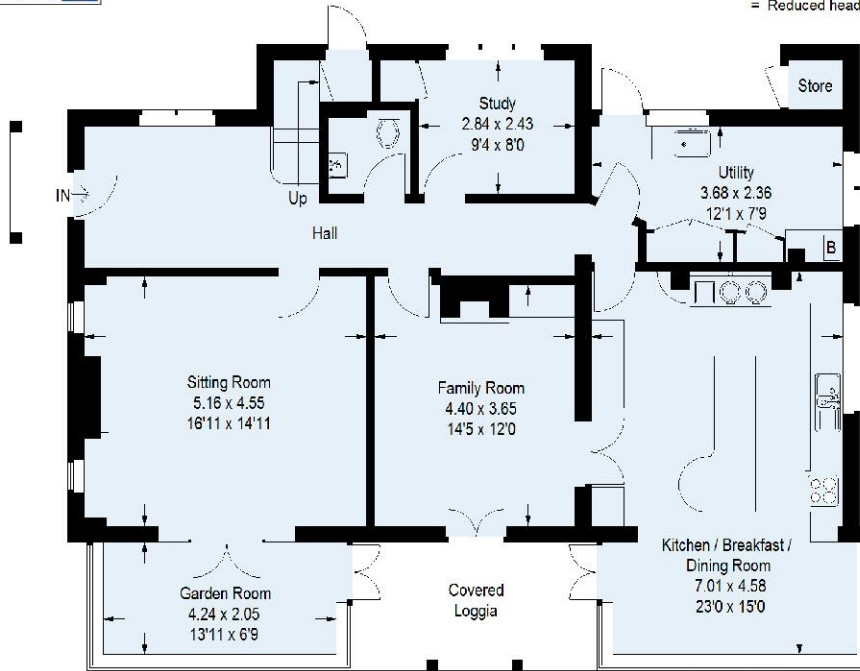
Approximate Gross Internal Area  
 Ground Floor = 129.4 sq m / 1393 sq ft  
 First Floor = 105 sq m / 1130 sq ft  
 Total = 234.4 sq m / 2523 sq ft

Machine Store = 14.1 sq m / 152 sq ft  
 Garage = 29.9 sq m / 322 sq ft

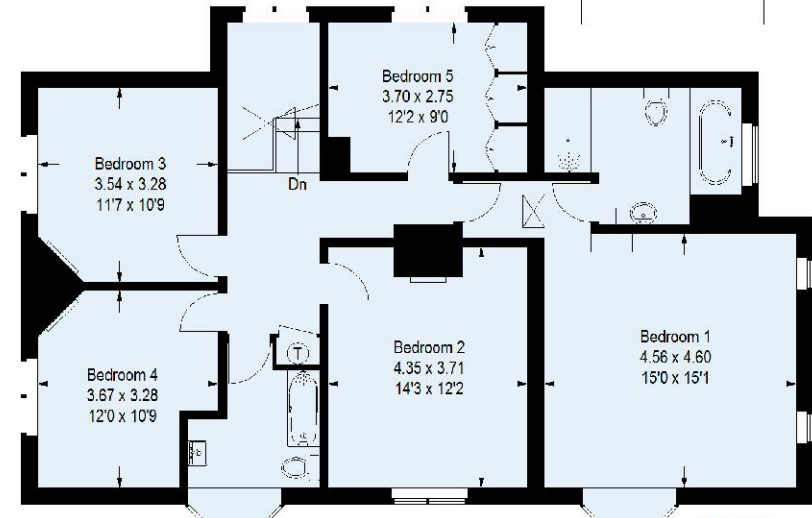


= Reduced headroom below 1.5 m / 5'0"

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor

## OUTSIDE

An electrically operated gate opens onto an extensive gravelled parking area, with barn style garaging to the left of the house. The south facing gardens are a superb feature of the property and have been arranged into three areas with many specimen trees and shrubs. A willow tree sets off the pond garden and includes an area of raised beds and potting shed. From here a distinctive yew hedge leads into the central area of garden which has beautifully planted flower borders. Adjacent to the driveway is a machine store and wisteria covered pergola. Garden shed.

## DIRECTIONS

From Guildford follow the A25 towards Dorking. Continue along here bypassing Shere and as you enter Gomshall turn right into Queen Street, opposite the petrol station. Continue along this road, continuing straight ahead into Burrows Lane, over the level crossing and continue up to a T junction. Turn left towards Peaslake, continuing for approximately 1 mile passing Wonham Way and Rad Lane. Continue along here and turn left into Hoe Lane. Follow this up and around and as you drop back down continue straight ahead. Take your first right and then left at the post box and continue to right to the end where the gate to Lark Rise will open automatically.

**01483 300 300**

www.hillclements.com  
6 Quarry Street, Guildford  
Surrey GU1 3UR  
info@hillclements.com



**HILL CLEMENTS**

