



FIELD HOUSE

Franksfield, Peaslake, Surrey



A WELL-PRESENTED AND SUBSTANTIAL FAMILY HOME, IN THE HEART OF PEASLAKE

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | TV room | Kitchen/breakfast/dining room | Boot room
Laundry room | Shower room | Utility room | Garage | Play room/annexe | Bathroom

First Floor: Principal bedroom suite with bathroom/dressing room and en suite bathroom
Two further bedrooms | Family bathroom | Cloakroom

Second Floor: Two bedrooms | Bathroom

Outbuildings: Shed

In all about 2.03 acres

Distances

Local towns: Peaslake village 0.5 miles, Abinger Hammer 1.9 miles, Shere 3.5 miles, Cranleigh 5.3 miles

Train stations: Gomshall Station 2.6 miles (London Waterloo from 51 minutes)

Chilworth station 5.2 miles (London Waterloo from 45 minutes), Clandon station 6.9 miles (London Waterloo in 53 minutes)

Horsley Station 8.3 miles (London Waterloo from 44 minutes), Guildford mainline station 9.3 miles (London Waterloo from 32 minutes)

Woking station 12.2 miles (London Waterloo from 23 minutes)

Roads: A3 Burpham 8.5 miles, M25 (Wisley Junction 10) 14.6 miles

Airports: London Gatwick 18.9 miles, London Heathrow 34.5 miles

SITUATION

Field House occupies an exceptional setting to the east of the highly sought-after village of Peaslake, deep within the Surrey Hills Area of Outstanding Natural Beauty. Surrounded by rolling hillsides, ancient woodland and some of the country's most picturesque countryside, the location offers both seclusion and charm at the very heart of this celebrated landscape. The nearby villages of Gomshall, Abinger Hammer and Shere provide a delightful selection of amenities, while Peaslake itself embodies the essence of an English village - complete with its welcoming shop, post office, church and traditional pub - all contributing to a timeless and highly desirable way of life.

There is an outstanding selection of schools in the area, including Peaslake Primary School and Duke of Kent in Peaslake, Hurtwood House in Holmbury St Mary, Cranleigh School in Cranleigh, St. Catherine's in Bramley, Charterhouse in Godalming, Reigate Grammar School in Reigate and St Teresa's School in Effingham. Tormead, Guildford High School and Royal Grammar School are all in Guildford.

The area provides an exceptional variety of recreational opportunities, in particular there are outstanding mountain biking trails, fabulous walking and riding directly accessible from the house. Golf enthusiasts are particularly well served with a choice of esteemed courses including Wildwood Golf and Country Club, Bramley, Cranleigh Golf and Leisure and Gatton Manor. Country pursuits are equally well catered for, with shooting and fishing available at a number of distinguished local estates, while polo can be enjoyed at the renowned Hurtwood Park. Racing aficionados are within easy reach of the celebrated courses at Epsom and Goodwood, and sailing can be experienced amid the breathtaking scenery of Chichester Harbour. For more structured sporting pursuits, Surrey Sports Park offers state-of-the-art facilities, whilst the Spectrum Leisure Centre in Guildford provides a comprehensive array of leisure and entertainment amenities for all ages.

This coveted corner of Surrey is renowned not only for its excellent connectivity to Central London but also for providing a peaceful retreat amid some of England's most captivating countryside.



The surrounding area offers an outstanding range of outdoor activities, with superb walking, cycling and riding routes that pass through celebrated landmarks such as Holmbury Hill, Leith Hill and Box Hill. The Surrey Hills remain a sanctuary for nature lovers.

THE PROPERTY

Field House is an extended, exceptionally spacious and meticulously presented five bedroom detached family home, with the potential for a self-contained annex, set within a substantial private garden and an adjoining 1 acre paddock. Positioned in Peaslake's premier no-through road, Franksfield, the property combines privacy, versatility and a quintessential Surrey lifestyle.

The ground floor offers an impressive 40 foot kitchen/breakfast/dining room featuring a wood floor, underfloor heating and two sets of bi-fold doors opening directly onto an extensive patio and the south-facing rear garden. Adjacent to this is a TV room, while a triple-aspect sitting room with a feature open fireplace provides an elegant and welcoming entertaining space.





Practical living is enhanced by multiple utility and boot room areas, including two dishwashers, two laundry rooms, a wet room, and a separate WC.

On the first floor, the principal bedroom enjoys fitted wardrobes, an en suite bathroom, a dressing area and an additional shower room with underfloor heating. Two further double bedrooms, a family bathroom and a separate WC compete this level, offering ample accommodation for family life.





The second floor comprises two further double bedrooms set slightly into the eaves and a family bathroom. Above the garage, a generous playroom or self-contained annexe is complemented by a shower room and a roof terrace, with an external staircase providing direct access to the rear garden. Planning permission has been granted to extend over the boot/utility area, creating a seamless connection between the main house's first floor and the annexe/playroom.

The property extends to over 4,000 sq ft and benefits from double-glazed windows throughout.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
 Main House 3346 sq. ft / 311.00 sq. m
 Garage 751 sq. ft / 70.00 sq. m
 Outbuildings 100 sq. ft / 9.00 sq. m
 Total 4197 sq. ft / 390.00 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDEN AND GROUNDS

The front of the house features a large gravelled driveway with an EV charging point, providing ample off-street parking for multiple vehicles and access to a substantial double garage.

The rear garden is a private, south-facing haven, designed for both entertaining and family enjoyment. It includes an expansive patio, predominantly lawned areas, a west-facing pergola capturing the evening sun, a zip wire, and a garden shed, with planning permission for two stables. A gate at the rear of the garden leads directly to the 1 acre paddock, complete with a field shelter and a separate access to Franksfield.

Field House represents a rare opportunity to acquire a substantial, highly versatile family home, set within beautifully landscaped grounds and complemented by exceptional indoor and outdoor living spaces.





PROPERTY INFORMATION

Tenure: Freehold

Services: We are advised by our clients that the property has mains gas, water, electricity and drainage. There is also full fibre (super-fast broadband) to the premises.

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC: D

Directions

Postcode: GU5 9SS

What3words:://galaxy.admire.spoke

Viewings: Viewing is strictly by appointment through Knight Frank.

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