



Mackies Hill, Peaslake, GU5 9RH
Guildford

£2,500 pcm

Deposit: £3,173

Furnishing: Unfurnished

Charming Detached Cottage with up to 1-3 Acres and extensive storage space in the Surrey Hills.

Set in a peaceful rural position in the heart of the Surrey Hills Area of Outstanding Natural Beauty, this delightful two-bedroom detached character cottage offers a rare opportunity to enjoy a truly idyllic lifestyle. Surrounded by nature and set in grounds of between 1 and 3 acres (subject to the tenant's requirements) —including a beautiful orchard filled with mature apple trees—this is a home that perfectly balances charm, space, and outdoor living.

The cottage itself features a spacious and light-filled dual-aspect reception room with patio doors opening directly onto the garden, ideal for enjoying the peaceful surroundings. A generous open-plan kitchen and dining area caters well to modern living while retaining the property's traditional feel. The grounds offer excellent versatility, with several outbuildings, including a substantial Dutch barn—perfect for storage, hobbies, or creative use.

Just two minutes' walk up Mackies Hill, you are directly connected to this vast and scenic landscape, which has earned a national reputation as a mountain biking mecca. Enthusiasts often describe it as a dream location for riders, and Southcott Farm Cottage provides the perfect base—with the Dutch barn offering ample space to store and maintain bikes, or simply enjoy the outdoors lifestyle to its fullest.

Despite its tranquil rural setting, the cottage is just a short walk from the desirable village of Peaslake. The village offers a warm community atmosphere with a village store, post office, church, the Hurtwood Inn pub and restaurant, and a highly regarded local school. The neighbouring villages of Gomshall, Abinger Hammer, and Shere provide further amenities for day-to-day needs.

The area is exceptionally well served for schools, with prestigious options nearby including Duke of Kent in Ewhurst, Hurtwood House in Holmbury St Mary, Cranleigh School, St Catherine's in Bramley, Charterhouse in Godalming, and St Teresa's in Effingham, among many others.



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For leisure and recreation, the surrounding area offers an abundance of outdoor activities. Golf can be enjoyed at nearby clubs including Cranleigh, Gatton Manor, and Guildford Golf Club. There is also shooting and fishing at various local venues, polo at Hurtwood Park, and racing at both Goodwood and Epsom. The nearby Surrey Sports Park provides professional-level sports facilities. The Surrey Hills themselves are famous for their spectacular walking, cycling, mountain biking, and riding opportunities, with Holmbury Hill, Leith Hill, and Newlands Corner all easily accessible.

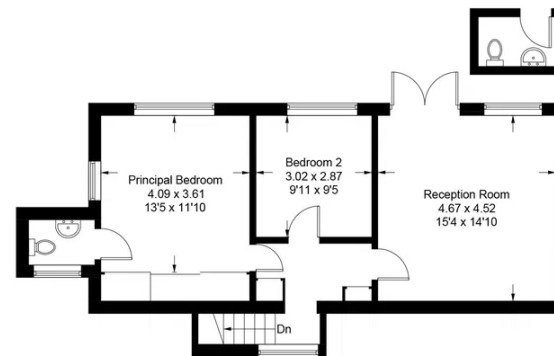
Though immersed in countryside, the cottage is also well connected. There is just 2.6 miles away, with Cranleigh at 4.6 miles and Guildford, with its wide range of shops and restaurants, only 9.4 miles distant. Gomshall station is within 2.8 miles, offering services to London Waterloo from around 51 minutes, while Horsley station provides faster connections in as little as 44 minutes. Road access is also excellent, with the A3 at Clandon just 8.6 miles away, and the M25 (Junction 10 at Wisley) within 13.1 miles. For international travel, London Gatwick is approximately 18.4 miles away and Heathrow around 27.2 miles.

This is a truly special home that offers a rare blend of seclusion, charm, and convenience, in one of Surrey's most sought-after locations.

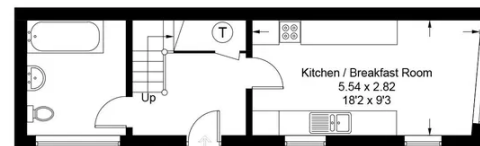
Some rooms have been virtually staged to show potential use of space. Furniture and decor are for illustrative purposes only.

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Approximate Gross Internal Area = 89.3 sq m / 961 sq ft
Outbuildings = 209.7 sq m / 2257 sq ft
Total = 299.0 sq m / 3218 sq ft



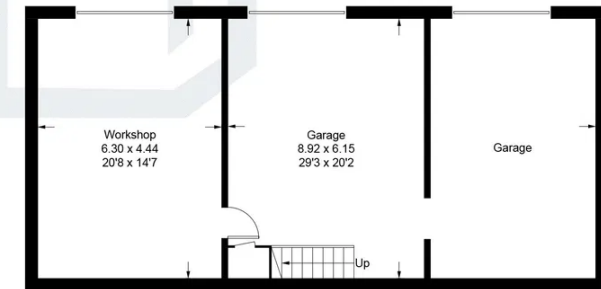
First Floor



Ground Floor



Barn - First Floor



Barn - Ground Floor

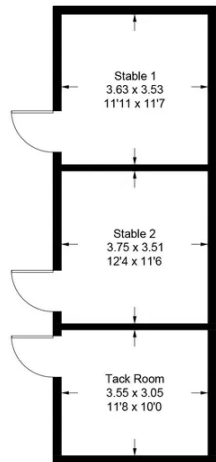


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1246457)





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