



Rock Cottage Haslemere Road

Brook, Surrey GU8 5UN

Asking Price: £1,175,000 Freehold





- No Onward Chain
- Many Period Features Including exposed wall & Ceiling Timbers
- Potential to Extend (STPP)
- Sitting Room with Inglenook Fireplace
- Dining Room
- Kitchen/Breakfast Room
- Boot/Utility Room & Cloakroom
- Four Bedrooms & Bathroom plus potential to create an En-Suite to Bedroom One
- Mature Secluded Garden with Views over Surrounding Countryside
- Driveway with Ample Parking & Detached garage



A delightful 3/4 bedroom detached period cottage with a wealth of charm and character located within a short walk of the village green and the popular Dog & Pheasant pub as well as being conveniently located within easy reach of Wormley main line station (Waterloo 55 Mins) and the A3.











Wormley Main Line Station – 2.0 mile (Waterloo approx. 55 mins)

Village Centre – 0.2 mile Godalming – 4.6 miles

Milford Infant School – 2.8 mile

Secondary School – 2.9 miles - Doctors – 2.9 miles

A3 – miles 1.8 miles M25 – 18.4 miles M3 – 16.4 miles

Energy Efficiency Rating - E - Private Drainage System

Council Tax Band – G Payable £3,826.12 (2023/24)



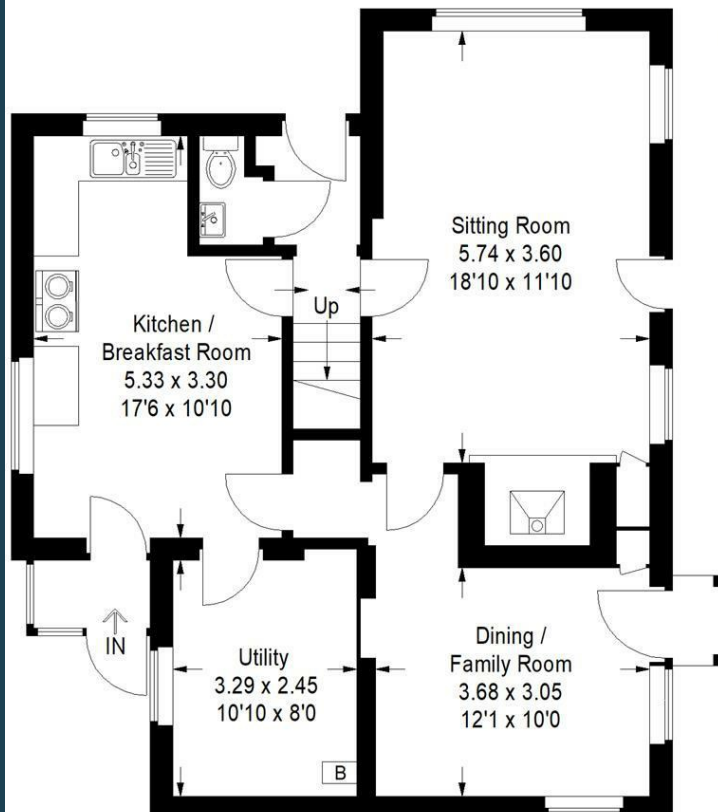
Directions: Leave Godalming in a southerly direction on the A3100 and at the roundabout by The Inn on The Lake take the right hand exit continuing under the railway bridge and on into Portsmouth Road.

Continue in the direction of Milford and on reaching the village take the first exit left at the mini roundabout into Church Road. Continue on to the next roundabout and this time take the second exit on the A286 Haslemere Road. Continue for approximately 2.5 miles and just as you enter the village of Brook, Rock Cottage will be see on your right hand side just after the turning into Bowlhead Green Road.

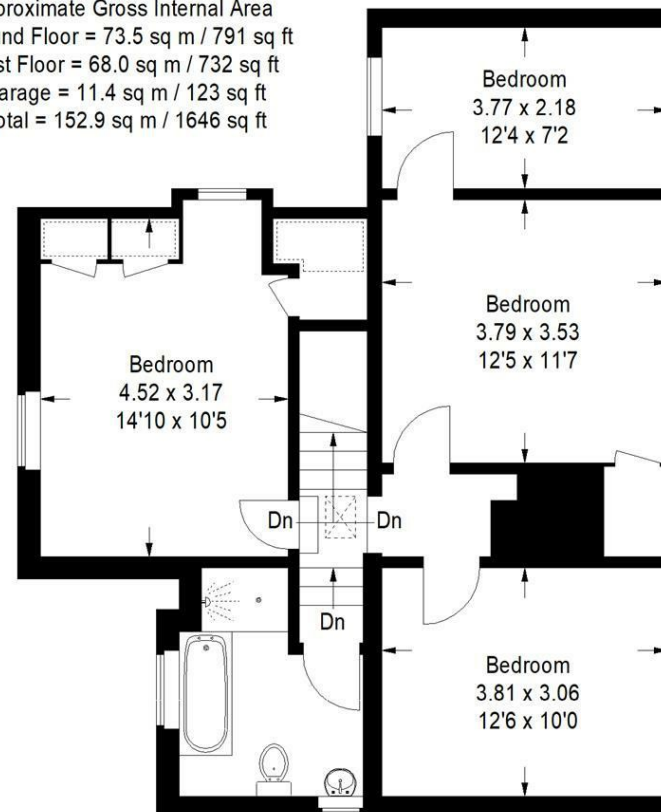


Haslemere Road, Brook

Approximate Gross Internal Area
Ground Floor = 73.5 sq m / 791 sq ft
First Floor = 68.0 sq m / 732 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 152.9 sq m / 1646 sq ft



Ground Floor

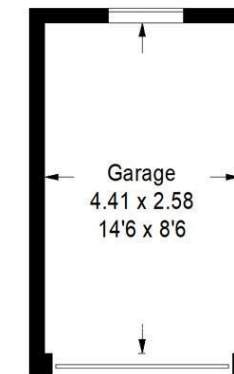


First Floor

= 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.



(Not in position)

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.