



ROCK COTTAGE

BROOK • SURREY

ROCK COTTAGE
HASLEMERE ROAD, BROOK, SURREY, GU8 5UN

A truly charming three/four-bedroom detached period cottage, rich in character and timeless appeal, ideally positioned just a short stroll from the picturesque village green.

This delightful home also benefits from excellent connectivity, being conveniently located for Wormley mainline station with direct services to London Waterloo in approximately 55 minutes, as well as easy access to the A3. Offered to the market with no onward chain, the property presents a wonderful opportunity for a seamless move.

The cottage immediately impresses with its wealth of original features, including exposed wall and ceiling timbers, which beautifully enhance the sense of warmth and authenticity throughout. The ground floor accommodation is both versatile and well-proportioned, featuring an inviting sitting room centred around a striking inglenook fireplace—perfect for cosy evenings. A separate dining room provides an ideal setting for formal entertaining or family gatherings, while the kitchen/breakfast room is thoughtfully designed in a classic country style, offering both charm and practicality for everyday living. A useful boot/utility room and a conveniently located cloakroom further complement the ground floor layout.

Upstairs, the property offers flexible bedroom accommodation with four well-sized rooms, allowing for a variety of uses such as guest space, home office, or dressing room if desired. These are served by a family bathroom, and there is clear potential to enhance the principal bedroom with an en-suite facility, subject to the necessary consents.

Combining period charm with modern-day convenience, and offering exciting scope for further extension or improvement (subject to planning permission), this enchanting cottage represents a rare opportunity to acquire a characterful home in a highly desirable village location.



CONTACT: SEYMOURS HASLEMERE
35A HIGH STREET, HASLEMERE, SURREY, GU27 2JY

01428 787878
SALES@SEYMOURS-HASLEMERE.CO.UK





ACCOMMODATION & SPECIFICATION

Excellent connectivity with access to Wormley station and the A3 | Offered with no onward chain for a smooth, hassle-free move

Characterful cottage with exposed wall and ceiling timbers throughout | Spacious sitting room featuring a striking inglenook fireplace

Separate dining room ideal for entertaining and family gatherings | Charming country-style kitchen/breakfast room with practical layout

Additional boot/utility room and ground floor cloakroom | Four versatile bedrooms with flexible usage options

Private, mature garden with countryside views and ample parking with garage | Desirable village location close to Haslemere and Godalming with local amenities





OUTSIDE

Externally, the property is set within a mature and private garden, predominantly laid to lawn and bordered by established trees and planting, creating a peaceful and secluded setting. The garden enjoys delightful views over the surrounding countryside, providing a perfect backdrop for outdoor relaxation and entertaining. To the front, a generous gravel driveway offers ample off-road parking and leads to a detached garage, adding further practicality.

Brook is a charming village set amidst beautiful countryside, offering a peaceful and close-knit community atmosphere. Local highlights include the historic Pirrie Hall and a traditional village cricket ground. The nearby market towns of Haslemere and Godalming are both within easy reach, providing a variety of shops, amenities, and railway stations with direct services to London Waterloo.

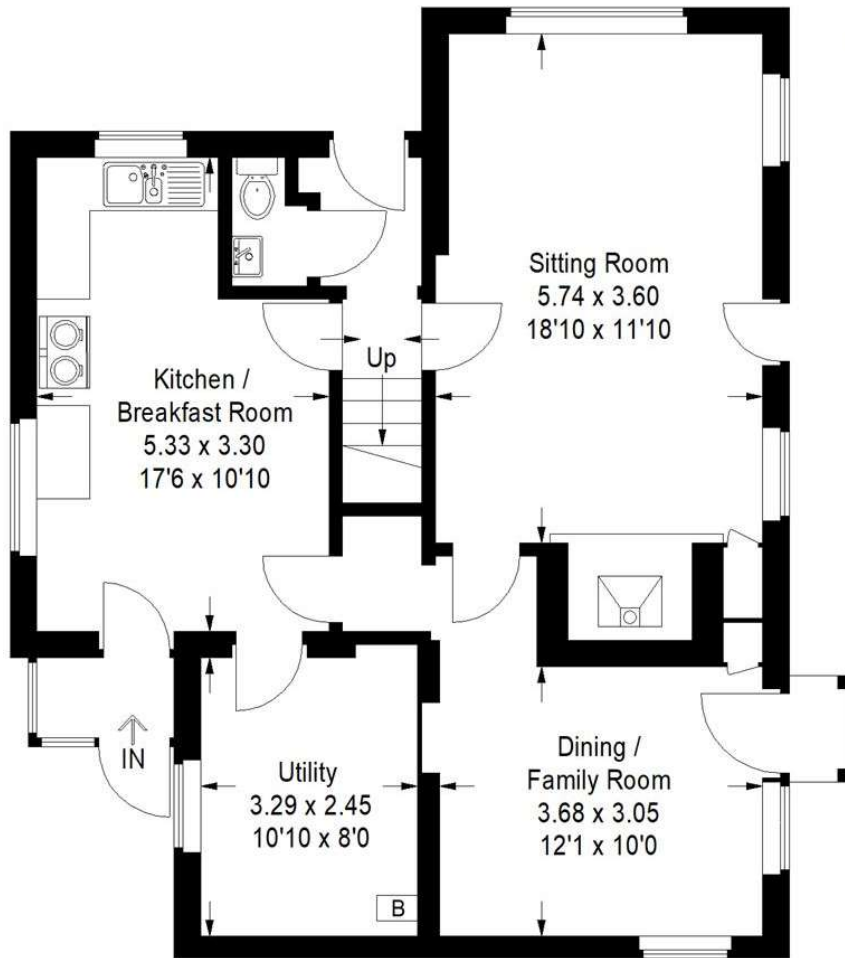


SERVICES & LOCAL AUTHORITY

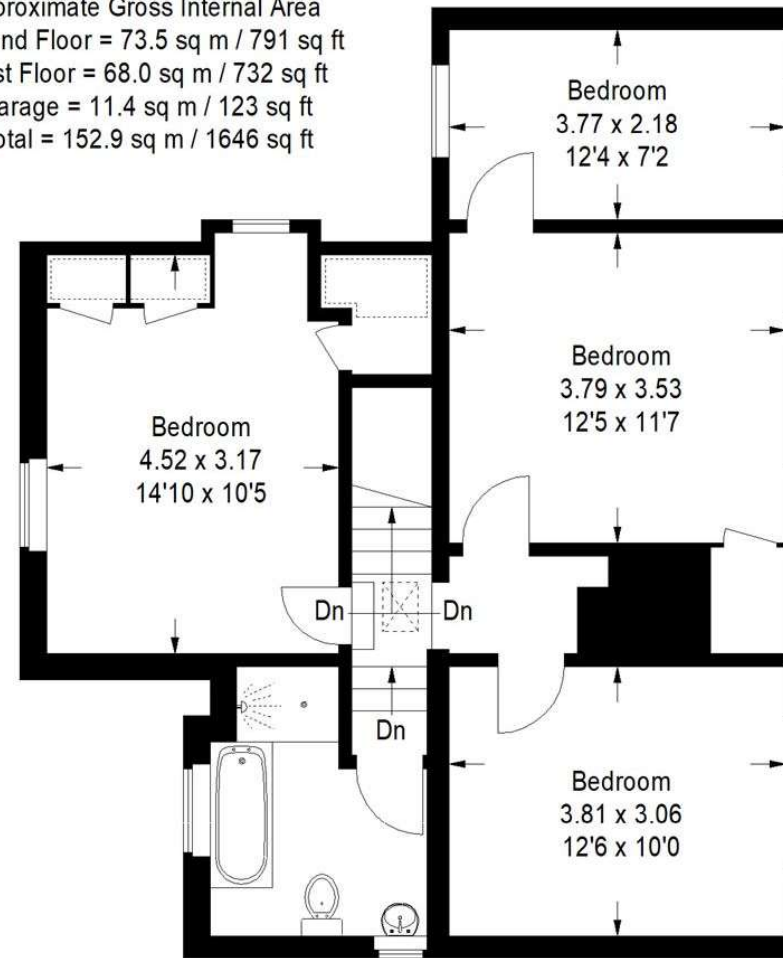
Tenure	Freehold
EPC Rating	E
Council Tax Rating	Band G
Local Authority	Waverley Borough Council
Services	Mains water, Private drainage and oil-fired central heating to the radiators.

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

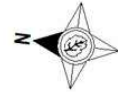


Ground Floor

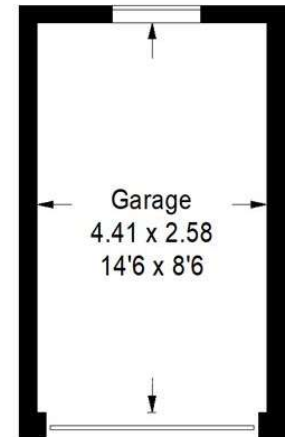


First Floor

= 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)



35a High Street, Haslemere, Surrey, GU27 2JY
01428787878
sales@seymours-haslemere.co.uk
www.seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.