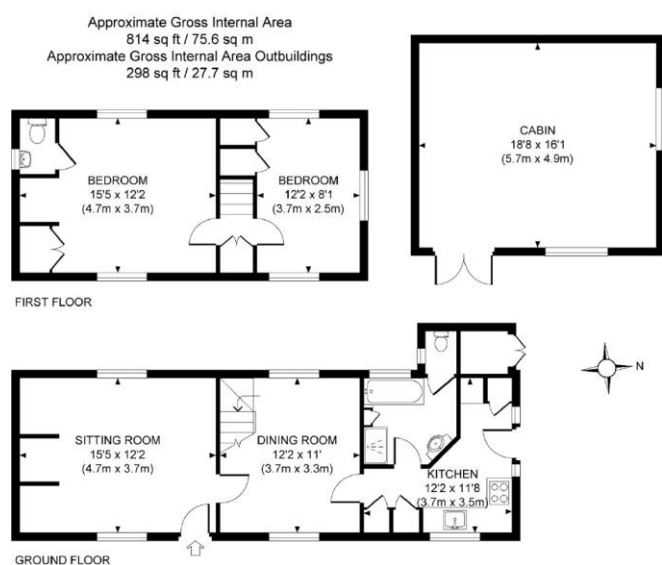




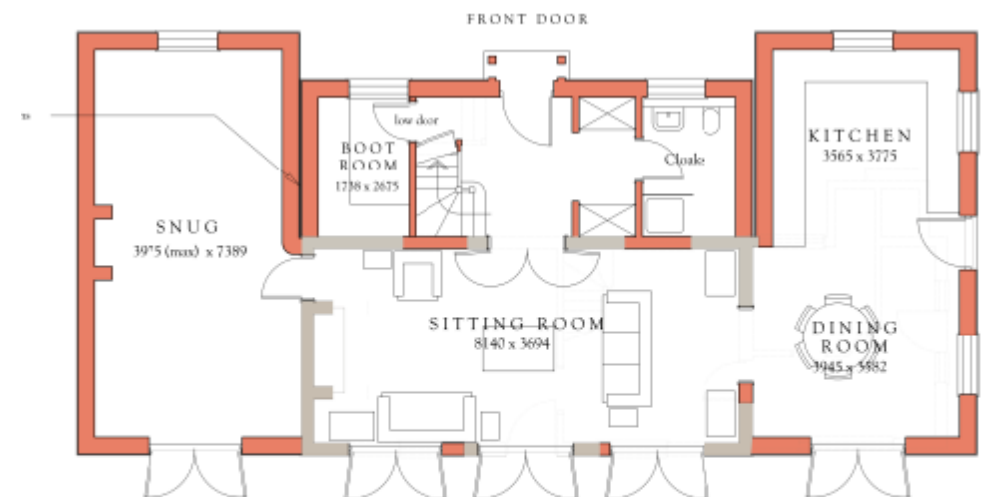
**Wilderness Cottage, Hatch Lane,  
Ockham, Surrey, KT11 1NR**

**Guide Price £795,000 Freehold**



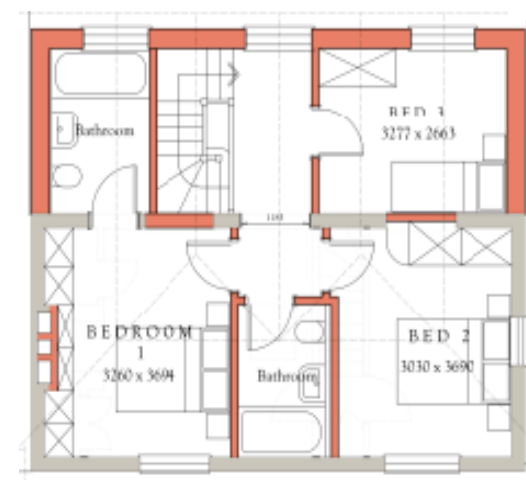
Floorplan showing original cottage layout without the area of permitted development

**FLOOR PLAN OF EXISTING COTTAGE**



**GROUND FLOOR PLAN**

111.5 sq metres



**FIRST FLOOR PLAN**

53.1 sq metres (inc area of stack)

**PROPOSED PLANS WITH PERMITTED DEVELOPMENT**

**Directions**

From our offices in East Horsley turn right under the railway bridge along the Ockham Road North and then turn left onto The Drift. At the end of The Drift turn left at the T-Junction and then turn into Old Lane which is the third road on the left. Carry on up Old Lane for about two miles passing the Black Swan pub on your right and Hatch Lane will be found on your left hand side before Ockham Forest carpark. Carry on Hatch Lane taking the left hand fork and Wilderness Cottage will be found on your right hand side.

**Local Authority**

Guildford Borough Council: 01483 505050.

**Energy performance certificate (EPC)**

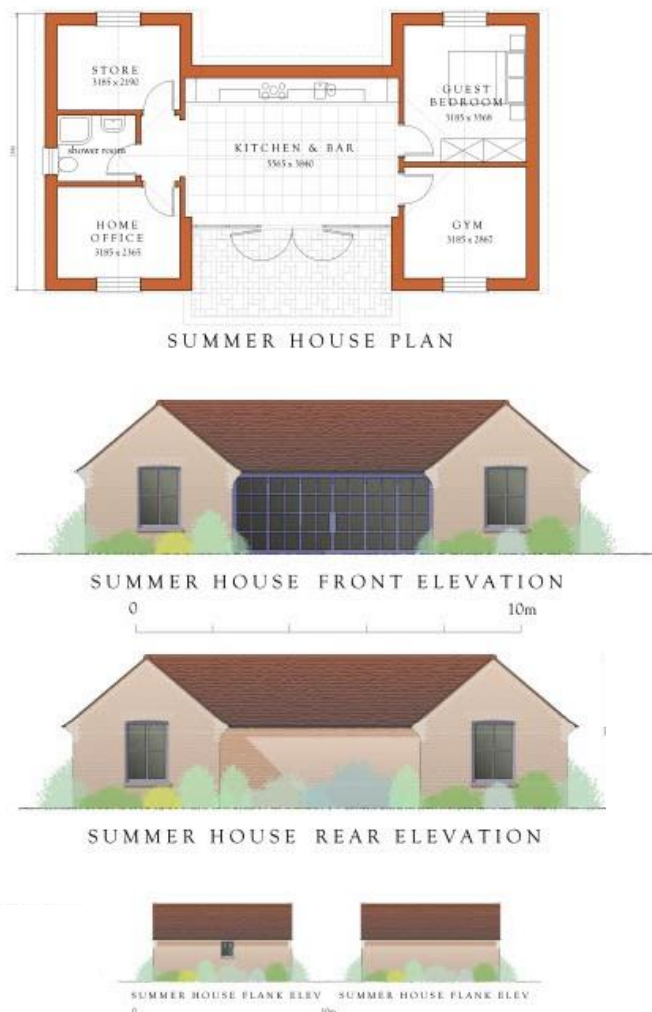
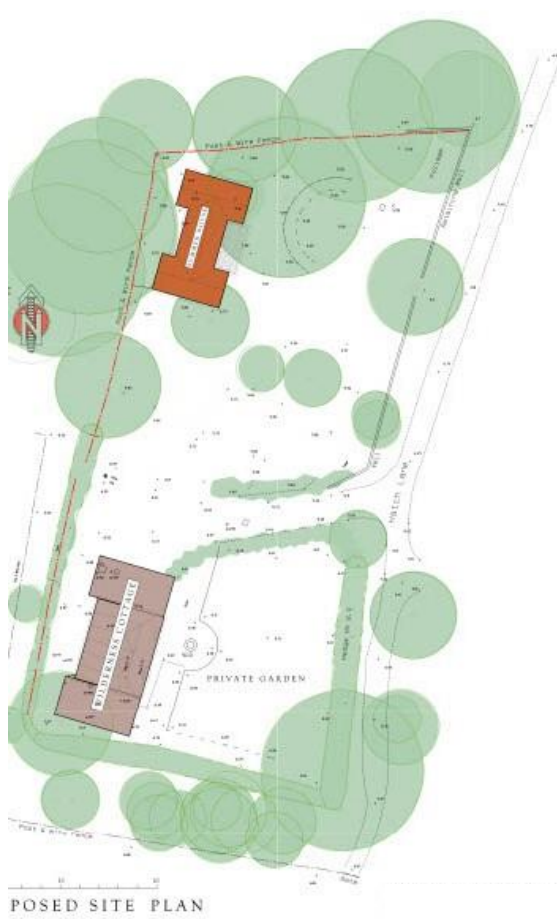


**A DELIGHTFUL PERIOD COTTAGE IN UNIQUE RURAL LOCATION.** This charming two bedroom detached period cottage with origins dating possibly to the 18th Century. Situated on a half-acre plot in a unique wooded location, this delightful cottage offers spacious two bedroom accommodation and a separate detached cabin in the grounds with power, internet cabling and an aircon/heating unit. The property is approached off a small track with a five bar gate leading to the ample parking area.



**PROPOSED HOUSE ELEVATIONS WITH PERMITTED DEVELOPMENT**

The property has permitted development rights and proposed plans have been drawn to create a large three bedroom detached house with a separate detached building extending to about 800 sqft suitable for a variety of uses including additional accommodation or summer house/entertainment space together with a three bay barn style carport. Whilst the plans are currently proposed only, we are advised that they conform with the permitted development rights the property enjoys. **Note:** The main house is to have one two storey rear extension, less than three metres deep. Ridge and eaves heights are to match the existing. There are also two single storey flank extensions, each is less than half the width of the original house, and each projects less than four metres behind the original rear wall. The completed property would provide for a comfortable family home occupying a delightful 1/2 acre plot situated in a semi-rural location with lovely views.

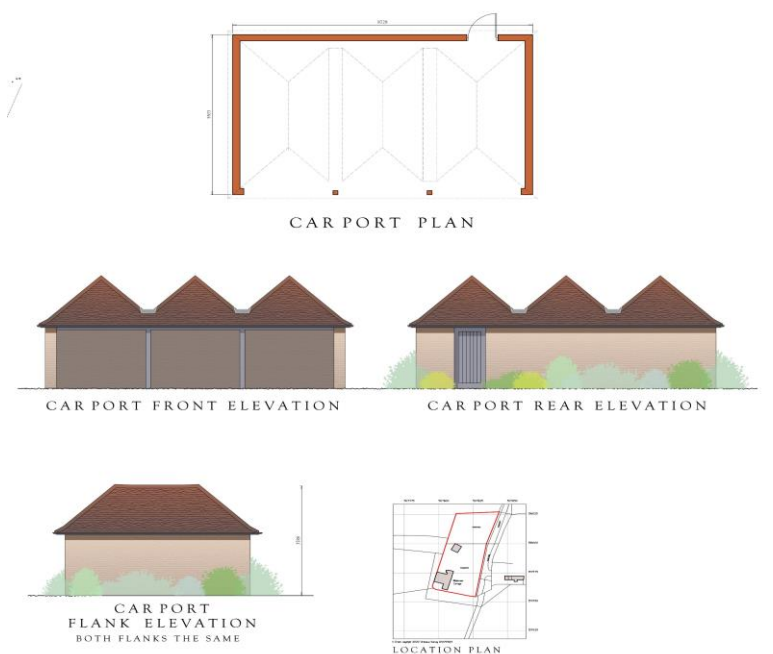


**Proposed summer house elevations & plans with permitted development**

**Note:** Both the summer house and car port are P/D under Schedule 2, Part 1, Class E of the GPDO, as they are not within 2m of the boundary, are less than 4m high, are not forward of the principal elevation of the original house, and don't exceed 50% of the garden area.



**Existing Cabin**



**Proposed car port elevations & plans under permitted development**