

2 Woodland Cottages, Park Lane, Brook, Godalming, Surrey, GU8 5LA

Guide Price £995,000 - Freehold

Henry Adams
estate agents



A wonderful family home combining high-quality modern living with a peaceful semi-rural setting and attractive open countryside views.

- Semi-Rural Location With Lovely Views Over Fields and Woodland
- Spacious Open Plan Kitchen & Dining Area
- Family Room & Separate Sitting Room
- Utility Room & W.C.
- Characterful Features, Open Fire Place & Woodburning Stove
- Four Good Sized Bedrooms & Three Bathrooms
- Superb Garden Studio
- Southerly Aspect Rear Garden
- Ample Driveway Parking
- Central Village Location

A deceptively spacious and beautifully presented four-bedroom family home, situated along a sought-after road and enjoying stunning views across open fields and woodland. Occupying a delightful semi-rural position, the property combines the tranquillity of the countryside with excellent convenience, being within easy reach of Witley railway station, offering direct services to London Waterloo.

The property has been tastefully renovated by the current owners to an excellent standard, creating a stylish and welcoming home with well-proportioned accommodation and lots of natural light throughout.

The impressive, high-specification kitchen features contemporary fitted units, Silestone quartz work surfaces, a Rangemaster cooker, underfloor heating and an excellent range of integrated appliances. The kitchen flows seamlessly into the dining area, a wonderfully bright space with windows spanning the full length of the room, enjoying a south-facing outlook over the garden with far reaching countryside views beyond. French doors open directly onto the large patio.

The sitting room features attractive wall panelling and a charming wood-burning stove. The double-aspect family room features an attractive stone-surround open fireplace with stairs leading up to the first floor. All three principal reception areas enjoy a southerly aspect, ensuring an abundance of natural light and rural views.

Further ground-floor accommodation includes a spacious entrance hall, a useful storage cupboard with circular window and a well-appointed utility room with wood work surfaces, a butlers sink and cloakroom WC.

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Upstairs, the principal bedroom benefits from two double wardrobes and an en-suite shower room with a stylish rainfall shower. There are two further double bedrooms, both with additional storage, a fourth single bedroom with bespoke fitted storage and a modern family bathroom.

Further features of the property include wooden-framed double-glazed Heritage windows as well as solar panels on the rear-facing roof,

Outside, the attractive south-facing rear garden is predominantly laid to lawn and enjoys excellent privacy. Well-stocked flower beds feature a variety of mature shrubs and plants, including hydrangeas, acer trees and a silver birch tree. There is also a selection of established fruit trees, including cherry, blackcurrant and various varieties of apple, alongside elderflower. At end of the garden there is a large wooden shed.

The generous patio is bordered by raised white rendered flower beds and cedar fencing, there is also a hot tub in which to relax and enjoy the surrounding countryside views.

Situated in the garden is a fantastic barn style studio converted from the original garage by the current owners. This exceptionally useful and practical space provides a perfect working from home area or supplementary accommodation as required. The studio has been finished to an exceptionally high standard with Velux windows, bifold doors, work area with butlers sink and solid oak surface, contemporary shower room with WC, solid wood floors and efficient infrared heating.

To the front, the garden is laid to lawn with attractive cottage-style lavender beds and mature trees. Attractive stone steps, with inset lighting, lead down to the front entrance with tiled canopy. There is ample parking for several vehicles and beyond the five bar gate further hardstanding.

This beautifully proportioned home offers deceptively spacious accommodation, ideally suited to those seeking a peaceful rural outlook in a village setting whilst remaining conveniently close to the town amenities of Haslemere.

Utilities & Services:

Services: Mains Electric and Mains Water. Oil and Private Drainage (as advised by our vendor)

Broadband and Mobile services: Visit checker.ofcom.org.uk

Waverley Borough Council 2026/27: F (£3,724.92)

EPC: C

Location & Directions

SATNAV: **GU8 5LA**

What3Words: ///soft.occur.reefs

2 Woodland Cottages sits in the heart of Brook, a picturesque village within the Surrey Hills Area of Outstanding Natural Beauty. Surrounded by rolling countryside, woodland, and footpaths. Including routes towards Witley Common and the Devil's Punch Bowl; the setting offers a genuinely rural lifestyle while remaining well connected.

The village itself has a strong sense of community, centred around Brook Cricket Club. For everyday needs, the neighbouring village of Witley offers a shop, post office, pubs, and doctors' surgery, while the market town of Godalming (around 3 miles away) provides a fuller range of shops, restaurants, and supermarkets, including Sainsbury's and Waitrose. Haslemere, roughly 5 miles in the other direction, offers further amenities.

For commuters, Milford station is approximately 2.5 miles away with regular services to London Waterloo in under an hour. The A3 provides swift road access to Guildford and beyond, making this an ideal base for those seeking rural charm without sacrificing connectivity.

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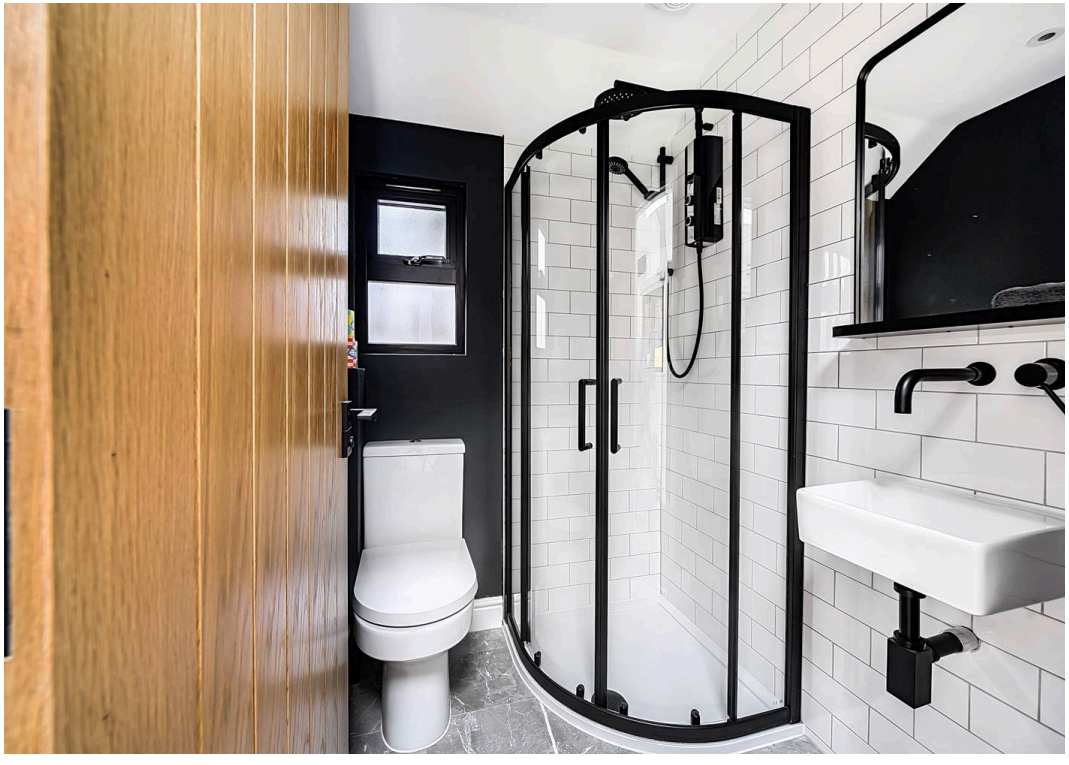












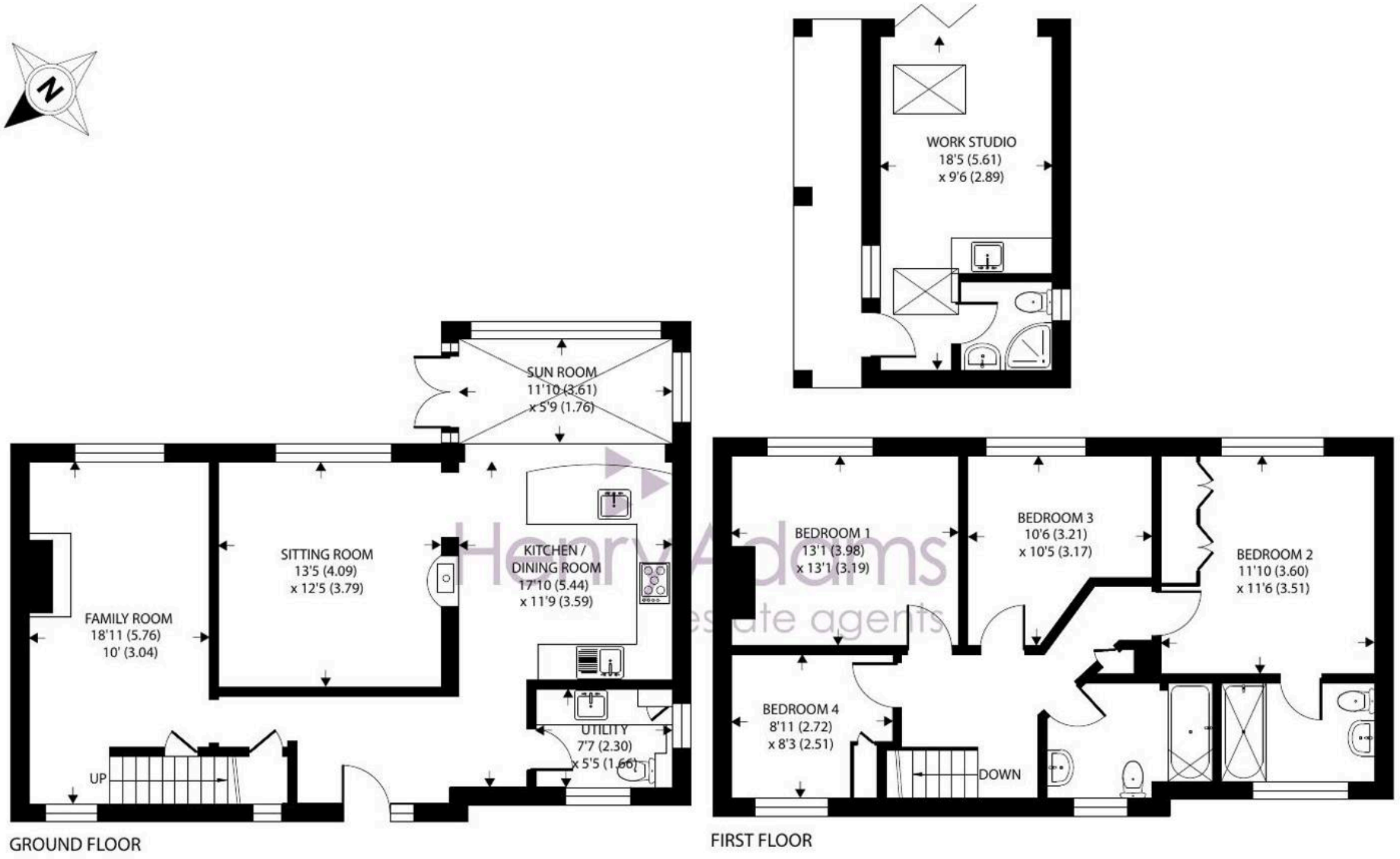

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Approximate Area = 1400 sq ft / 130 sq m
Outbuilding = 175 sq ft / 16.2 sq m
Total = 1575 sq ft / 146.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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