

1 Crossways Cottages, Haslemere Road, Brook, Godalming, Surrey, GU8 5UJ

Guide Price £625,000 - Freehold

Henry Adams estate agents



Character Filled Three Bedroom, Two Bathroom Semi-Detached Property With Exposed Beams, Wood Burning Stoves, French Doors To Garden, Modern Kitchen, Driveway And Garage.

- Tudor-Style Period Architecture
- Private South Facing Low Maintenance Garden With Decked Entertaining Area
- Modern Kitchen With Central Island & Integrated Appliances
- Dining Room With Log Burner
- Exposed Brick Open Fireplace In Living Room With Feature Log Stores
- Contemporary Downstairs Shower Room & Downstairs Bedroom
- Driveway Parking & Detached Garage
- Downstairs Bedroom With French Doors Into Rear Garden & Skylight
- Ample Built-In Storage Throughout
- Utility Room & Separate Boot Room

1 Crossways Cottages is set in the heart of Brook, this exceptional three-bedroom, two-bathroom semi-detached home combines timeless Tudor-style charm with beautifully considered modern living. A gabled roofline, exposed timber framing, and herringbone brickwork lend genuine character from the moment you arrive, while an arched, greenery-draped gate leads through to a landscaped, low-maintenance, south-facing rear garden.

Inside, three generous reception rooms are filled with natural light and period detail, including exposed brickwork, decorative panelling, and rustic beams throughout. Two brick fireplaces add warmth and character. One in the dining room housing a wood-burning stove, the other in the living room, flanked by log stores and set beneath beautiful herringbone hardwood flooring; creating a welcoming atmosphere for both family life and entertaining.

At the heart of the home, an open-plan kitchen and dining area pairs sleek cabinetry, marble worktops, and a central island with a farmhouse sink, large range cooker, and wine racks. A thoughtful blend of contemporary convenience and period warmth. A well-appointed utility room with stacked washer/dryer and integrated storage sits just off the kitchen, leading through to a modern downstairs shower room and a downstairs bedroom with skylight, mirrored built-in wardrobes, and French doors onto the rear garden. A side entrance opens into a practical boot room, ideal for coats and sports equipment.

Upstairs, two further bedrooms complete the accommodation. The principal bedroom offers three sets of double wardrobes and access to a versatile bonus/loft room via a pull-down ladder, while the second bedroom also benefits from built-in storage. Both are served by an upstairs bathroom with a walk-in shower.

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Outside, the low-maintenance, south-facing garden features an artificial lawn, mature trees, and full privacy fencing, along with a decked seating area perfect for al fresco dining. A outdoor studio/office with separate W.C. offers an ideal work-from-home space, while a private driveway and detached garage complete the package.

Rich in character yet thoroughly modern, this is a rare opportunity to acquire a versatile and distinctive family home in a sought-after Surrey setting.

Services & Utilities

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

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

Waverley Borough Council 2026/27: E (£3,230.73)

EPC RATING: F

Location & Directions

SATNAV: **GU8 5UJ**

What3Words: ///materials.supporter.clay

1 Crossways 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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Biscuits

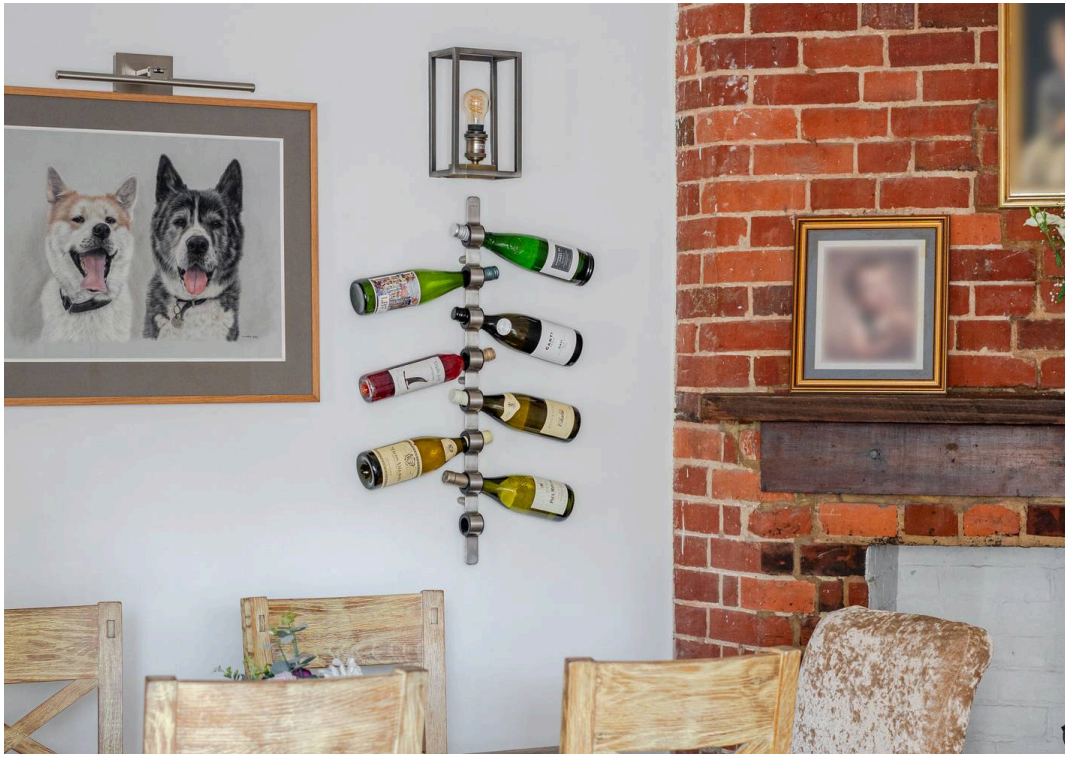










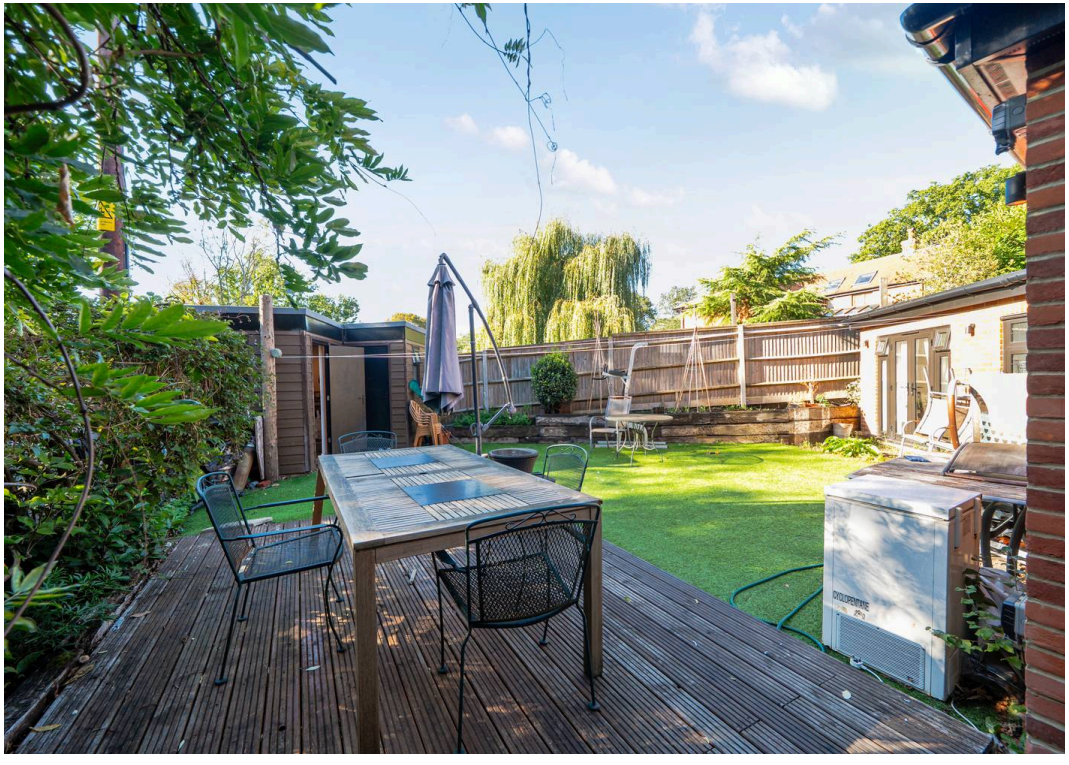


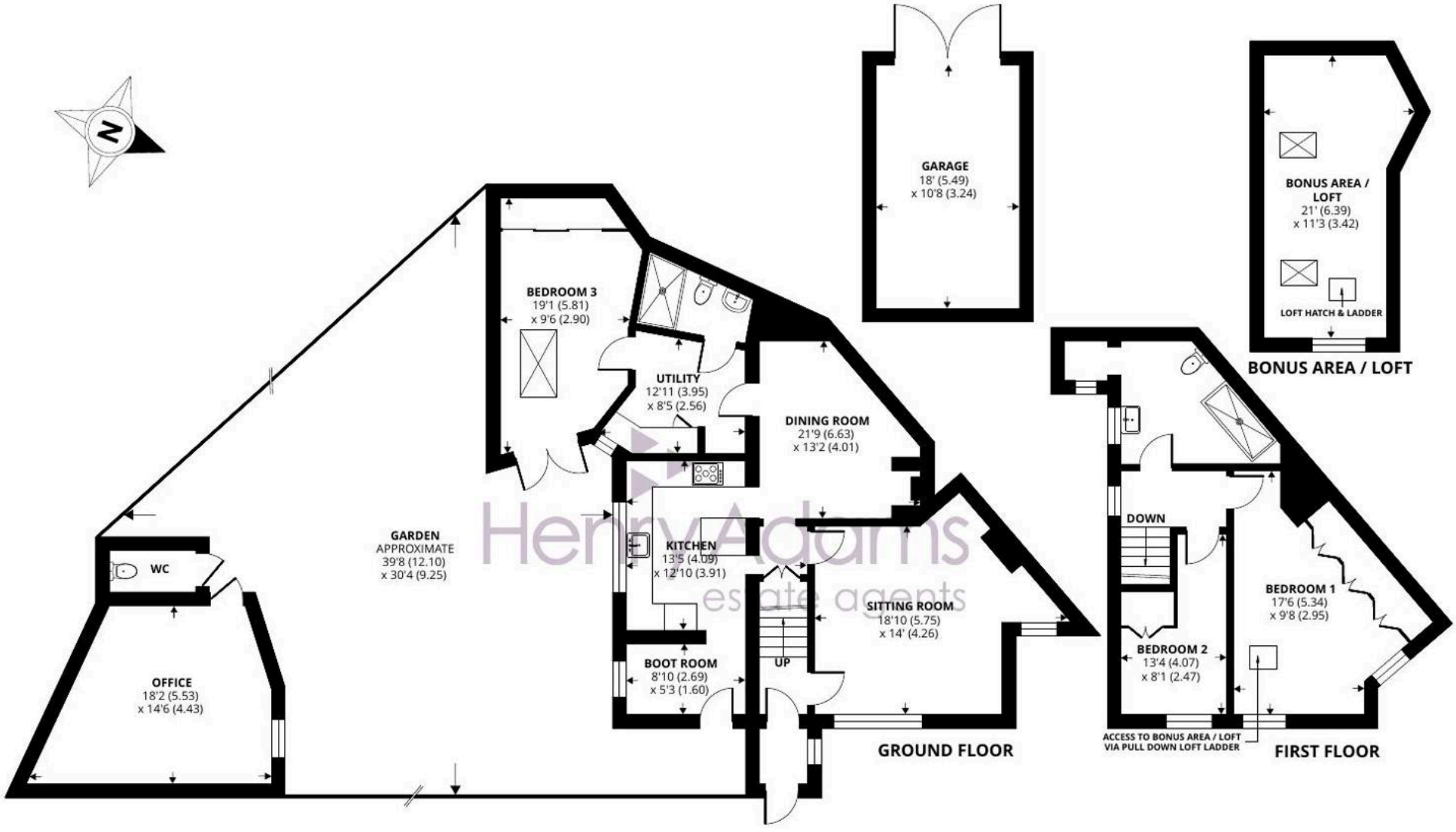












Haslemere Road, Brook, Godalming, GU8

Approximate Area = 1565 sq ft / 145.3 sq m
Garage = 191 sq ft / 17.7 sq m
Outbuilding = 213 sq ft / 19.7 sq m
Total = 1969 sq ft / 182.7 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. Produced for Henry Adams. REF: 1516152



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any