



Brook House, 1 Upper Birtley, Haslemere Road, Brook, Godalming, GU8 5LB

Guide Price - £1,075,000 - Freehold

 **Henry Adams**
estate agents



Charming Tudor-origin home with character features, generous accommodation and idyllic countryside views, set at the end of a private driveway.

- Drawing Room With Exposed Beams & Fireplace
- Lawned Gardens
- Stunning Period Home
- Laundry Room & Pantry
- Double Garage & Driveway
- Views Over Neighbouring Farmland
- Sitting/Family Room
- Five Bedrooms
- Kitchen/Breakfast Room With Aga

Brook House is a truly enchanting period home, rich in history and character, discreetly positioned at the end of a private driveway and surrounded by beautiful open countryside with far-reaching farmland views. Believed to date back to the Tudor period, with later Jacobean and Victorian additions, this delightful and generously proportioned attached home is arranged over three floors and offers an exceptional blend of heritage and comfortable modern living.

Internally, the property retains an abundance of original features, including exposed timber beams and attractive open fireplaces throughout. The welcoming double drawing room is particularly impressive, showcasing a wealth of exposed beams, a feature fireplace with a log burner and a striking original staircase, while the double aspect sitting room enjoys a further fireplace and lovely views across the gardens.

The well-appointed kitchen/breakfast room is perfectly suited to modern family life, featuring a characterful Aga (originally dating from the 1940s and now converted to electric with WiFi connectivity), a Belfast sink, and ample space for informal dining. This space leads through to a practical rear lobby, providing a walk-in larder, pantry, cloakroom and laundry room, along with direct access to the gardens.

Bedroom accommodation is thoughtfully arranged over the upper two floors, with most rooms enjoying picturesque views over the surrounding grounds and countryside. The first floor hosts a spacious dual aspect principal bedroom and an elegant bathroom with freestanding bath. Two further well-proportioned front aspect bedrooms complete this level, one of which is currently arranged as a home office.

The second floor provides excellent versatility, offering two additional bedrooms, a generous playroom/sitting room and a family bathroom, creating an ideal space for self-contained guest accommodation or extended family living.

The property is approached via a five-bar gate, leading to a sweeping gravel driveway that provides ample private parking and access to a detached double garage. The charming cottage-style gardens extend to the front and side of the house and are predominantly laid to level lawn, interspersed with a variety of mature trees and shrubs, including an apple tree along the approach. Adjacent to the kitchen, a paved patio provides an ideal setting for outdoor entertaining, while a decked terrace at the far end of the garden enjoys delightful views across the surrounding countryside.

N.B. Part of the property is held under a flying freehold, where a section extends over/under the neighbouring property.

Services:

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

Mains electrics, water. Private drainage. Oil Fired Central Heating (as advised by our vendor)

Council Tax Band: Waverley Borough Council Tax Band: G 2026/27 (£4,323.38)

EPC: F

Directions:

SATNAV: **GU8 5LB**

What3words: /// pursuing.pool.scratches

Location:

Brook House occupies a convenient semi-rural position on the edge of the popular village of Brook, surrounded by attractive countryside yet within easy reach of Haslemere and Godalming, both offering a wide range of shops, restaurants and amenities. For commuters, Witley railway station and Haslemere railway station provide regular services to London Waterloo (from around 48 minutes), while the A3 is easily accessible at Brook, Milford and Hindhead, offering excellent road links to London and the south coast. The area is surrounded by beautiful countryside, close to the Surrey Hills Area of Outstanding Natural Beauty and South Downs National Park, ideal for walking, cycling and outdoor pursuits.

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Upper Birtley, Haslemere Road, Brook, Godalming

APPROX. GROSS INTERNAL FLOOR AREA 3149 SQ FT 292.5 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT, VOID & INCLUDES DOUBLE GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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