

Brook Grange, Brook, Godalming, Surrey





A **beautifully presented** county house in the heart of one of the best villages in Surrey, enjoying views over the adjoining Witley Park Estate.

Summary of accommodation

Reception hall | Kitchen/breakfast/conservatory | Drawing room | Sitting room | Dining room | Family room | Study | Utility room | Cloakroom | Cellar
Principal bedroom with dressing area and shower room | Six further bedrooms | Three further bath/shower rooms (one en suite)
Detached outbuilding ideal as a home office or gym
Double car port with adjoining stores
Landscaped gardens with swimming pool and tennis court plus post and railed paddock

In all about 2.8 acres

Distances

Haslemere 4 miles (London Waterloo from 55 minutes), Godalming 5.3 miles, Guildford 9 miles, London 40 miles
(All distances and times are approximate)



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The property

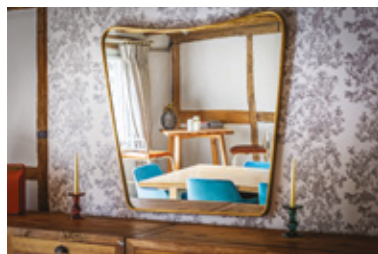
Understood to date originally from the mid-17th century, Brook Grange is an impressive and attractive timber framed house with various later additions and alterations. It retains a wealth of period features, including many exposed beams and leaded light windows.

During recent years, the property has been the subject of significant further alteration and upgrading to create a superbly stylish and substantial family home of great character and charm.

The front door opens into a wonderfully light and welcoming oak-framed reception hall with its vaulted timber roof structure and skylight. Travertine limestone tiles extend from the hall throughout most of the ground floor creating a great sense of light and space.

Beyond the hall, ground floor accommodation comprises five generously proportioned reception rooms. The accommodation flows well and provides both formal entertaining and more relaxed family living.

The heart of this beautiful home is the superb kitchen/breakfast room set in an open plan arrangement with a contemporary glazed extension from which French doors open onto the terrace. A four-oven AGA, bespoke kitchen furniture with integrated appliances plus a central island makes for very comfortable living.





First floor accommodation comprises an elegant principal suite, with attractive garden and rural views. There are five further bedrooms on this floor, one with en suite bathroom, and a family bathroom.

Stairs lead to an attic bedroom and shower room.

Next to the house is a recently rebuilt detached outbuilding which has thermal double glazed windows, underfloor heating, exposed ducted air conditioning, oak trusses and ultrafast broadband.

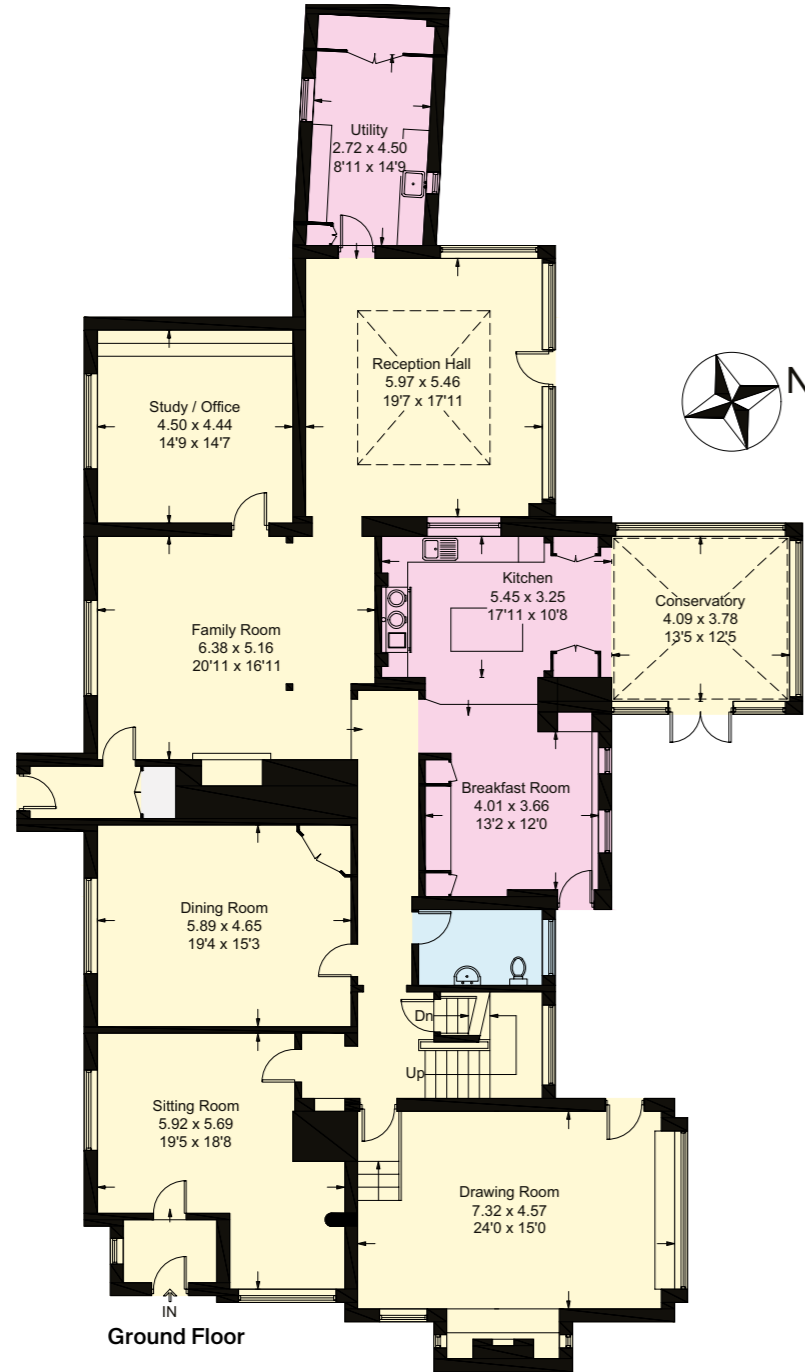




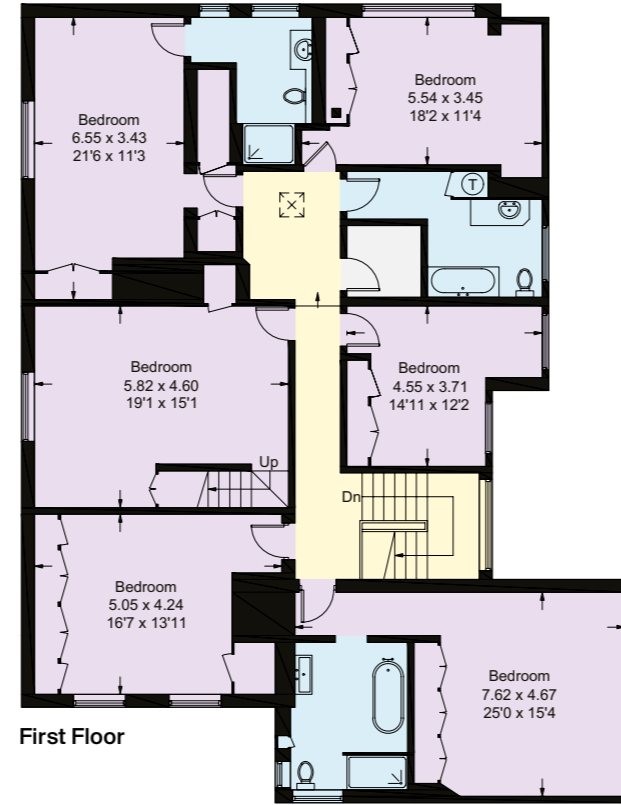
Approximate Gross Internal Floor Area
 524.8 sq m / 5649 sq ft
 Basement = 17.8 sq m / 191 sq ft
 Outbuildings = 34.9 sq m / 376 sq ft
 (Excluding Car Port)
 Total = 577.5 sq m / 6216 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

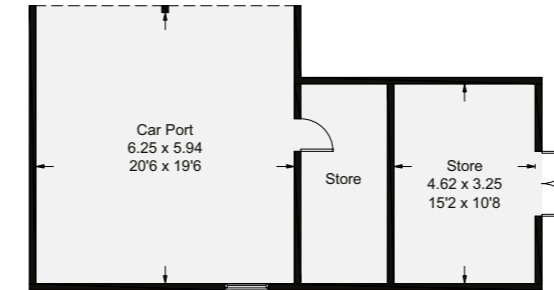
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



= Reduced headroom below 1.5m / 5'0"

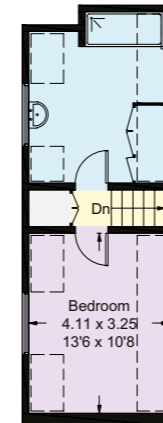


First Floor

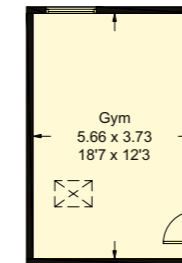


Outbuilding

(Not Shown In Actual Location / Orientation)

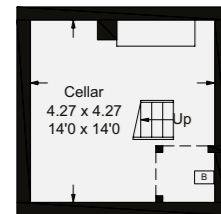


Second Floor



Outbuilding

(Not Shown In Actual Location / Orientation)



Basement



Gardens and grounds

The property is approached over a long shared gravel drive, with neighbouring Brook Farm, to automatic gates that open to an extensive gravel forecourt and parking area. Adjoining this area, a barn style carport provides covered space for two vehicles. A paved path, with lavender and topiary box shrubs, leads towards the house with steps up to the terrace and front door. The grounds, that lie mainly to the north and west of the house, comprise a full width stone paved terrace, with attractive elevated views over the grounds and countryside beyond.

The terrace and gardens are secluded and enjoy a high level of privacy. Steps lead down from the terrace to an extensive lawn, with a variety of shrub and herbaceous borders. Beyond the lawn, a heated swimming pool, with paved surround, occupies a perfect sun-trap corner. There is also a hard tennis court. Beyond the garden, post and rail fencing encloses a watered pony paddock.





Location

Set in the heart of the village with its attractive cricket ground, village hall and quintessential country pub, Dog and Pheasant, Brook Grange is ideally located to the north of Haslemere which is a thriving small town with a Waitrose and numerous excellent shops and recreational facilities. The station offers a frequent train service to London Waterloo which takes from 55 minutes whilst there are other stations further up the line including Witley and Farncombe.

The countryside surrounding the village is some of the finest in the county and offers many miles of footpaths and bridleways.

The A3 can be accessed to the north at Milford providing easy access to the M25, London and both airports.

Services

Mains electricity and water, oil fired central heating, shared private drainage and broadband.





Directions (GU8 5LA)

From Guildford, proceed south on the A3 exiting at Milford and follow the signs to the A286 signposted to Haslemere. On entering Brook, pass the Dog and Pheasant on the right and shortly afterwards, turn right into Park Lane. After a short distance, the drive to Brook Grange will be found on the right. Follow this private drive all the way to the very end where the gates to Brook Grange will be found.

what3words: ///season.fantastic.wildfires

Property information

Tenure: Freehold
Local Authority: Waverley Borough Council: 01483 523333
Council Tax: Band H
EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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