



**1 Upper Birtley, Haslemere Road, Brook, Surrey, GU8 5LB**  
**Freehold**

CLARKE  GAMMON



**BROOK HOUSE 1 UPPER BIRTLEY HASLEMERE  
ROAD  
GODALMING SURREY GU8 5LB**

Stunning period home	Lawned gardens
Drawing room with exposed beams and fireplace	Five Bedrooms
Kitchen/breakfast room with Aga	Two bathrooms
Sitting/ family room	Double garage & Driveway
Laundry room & Pantry	Views over neighbouring farmland



**A generously proportioned attached home arranged over three floors with an abundance of historical charm and thought to date back to the Tudor period with later Jacobean/Victorian additions.**

**THE PROPERTY**

With an abundance of historical charm and space, this attached home retains great character throughout, with exposed timber beams, and attractive open fireplaces. The welcoming double drawing room has a wealth of exposed beams, an open fireplace and an impressive original staircase, whilst the double aspect sitting room also benefits from an attractive open fireplace, and views over the delightful gardens. The good sized kitchen/breakfast room offers an Aga converted to original 1940s Aga, converted to electric with wifi connectivity, a Belfast sink, space for a table for informal dining and access to a rear lobby with walk-in larder, pantry, cloakroom, laundry room, and access to the gardens.

The bedroom accommodation is arranged over two floors, with most rooms enjoying far-reaching views over the grounds and surrounding countryside. On the first floor there is a spacious, dual aspect principal bedroom, a substantial dressing room, and bathroom with a freestanding bath. There are two further well-proportioned, front aspect bedrooms, one currently configured as an office.

The property's two remaining bedrooms, a good sized study/sitting room and a family bathroom are on the second floor, ideal for self-contained guest accommodation.





## THE GROUNDS

Approached by a five-bar gate, the sweeping gravel driveway to the house provides ample parking to the front of the property, and access to the detached double garage. The cottage-style garden extends to the front and side of the property and is laid to mostly level lawn with a number of established trees and shrubs, including an apple tree on the approach to the house. Adjacent to the kitchen, is a paved patio area, ideal for outside entertaining, with a decked terrace at the end of the garden having lovely views across the surrounding countryside.

## SITUATION

Situated on the edge of the popular village of Brook, within easy reach of Haslemere and Godalming, both having a good range of independent shops and boutiques, restaurants and coffee houses, as well as a number of superstores. Witley station is a short drive away, as is Haslemere, the latter offering a fast train service to London Waterloo in around 48 minutes. the A3 is easily accessible at Brook, Milford and Hindhead, with good links to London and the south coast.

Guildford - 11.5 miles

Haslemere - 3.2 miles

Godalming - 5.9 miles

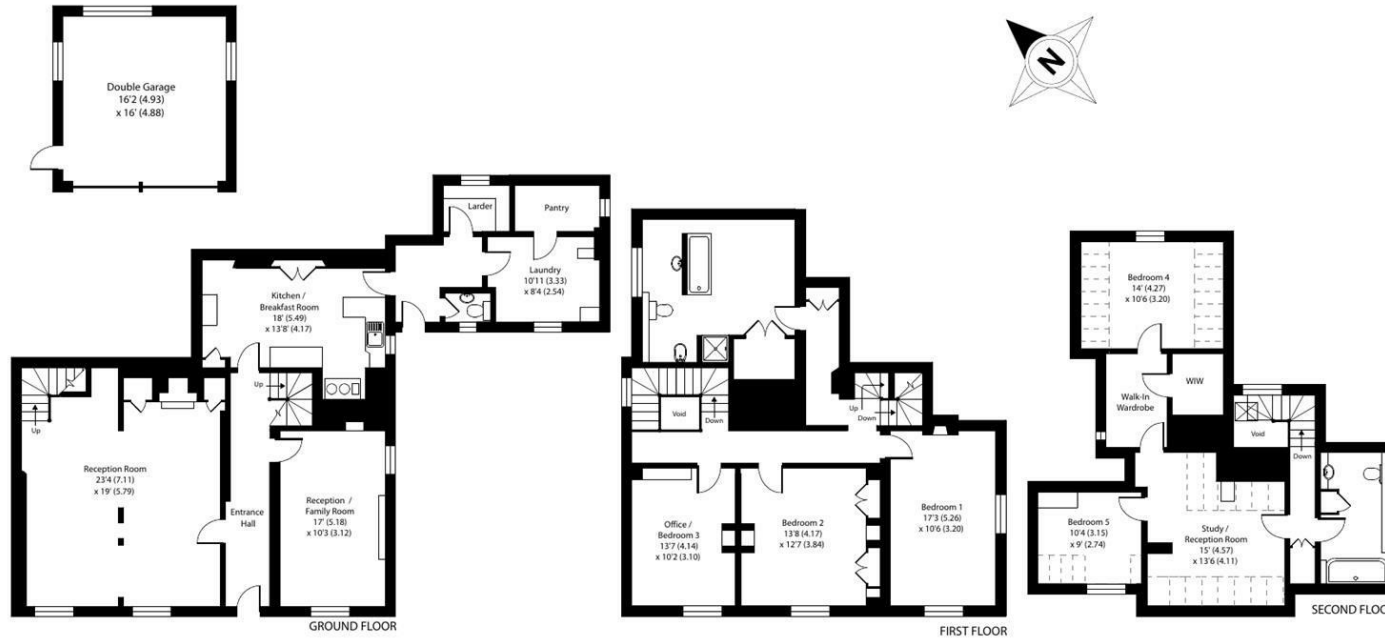
A3 - 5.3 miles

## Haslemere Road, Brook, Godalming, GU8

Approximate Area = 2891 sq ft / 268.5 sq m  
 Limited Use Area(s) = 117 sq ft / 10.8 sq m  
 Garage = 258 sq ft / 23.9 sq m  
 Total = 3266 sq ft / 303.4 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2025. Produced for Clarke Gammon. REF: 1289114

### LOCAL AUTHORITY

Waverley Borough council

### COUNCIL TAX

Band D

### SERVICES

Mains water, electricity, mains drainage  
 gas central heating

5th June 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### CG HASLEMERE OFFICE

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### DIRECTIONS

From our office in Haslemere High Street proceed north on the A286. Upper Birtley will be found on the right hand side approximately 1.3 miles after passing Grayswood village green on your right.

### AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

