

Boundary Cottage, Park Lane, Brook, Godalming, Surrey, GU8 5LA

Boundary Cottage

PARK LANE, BROOK, GODALMING, SURREY, GU8 5LA

Boundary Cottage is an attractive detached home occupying a peaceful position within the highly regarded hamlet of Brook, offering a wonderful balance of character, practicality and modern living. Set within beautifully established gardens, the property enjoys a particularly private setting whilst benefiting from easy access to both Godalming and Haslemere.

The accommodation is both versatile and beautifully presented throughout, with a clear emphasis on light and space. Of particular note is the impressive sitting room, where vaulted ceilings, exposed beams and a wood burning stove create an excellent principal reception space. A galleried home office overlooks the room below. French doors open directly onto the terrace, making the space equally suited to both everyday family life and entertaining.

The kitchen is similarly well considered, fitted with shaker-style cabinetry, extensive work surfaces and ample space for dining, again with direct access outside. The property offers a flexible layout with two double bedrooms and a family bathroom to the ground floor, whilst the first floor provides a versatile loft room together with an additional shower room.

Externally, the gardens are a particular feature of the property, having been carefully landscaped to provide expanses of lawn, mature borders, established planting and several areas for seating and entertaining. The detached garage/workshop offers excellent ancillary space and storage.

Boundary Cottage combines the charm and atmosphere of a period-style country home with the practicality and finish expected of modern living, all within one of the area's most sought-after village settings.

- Detached character cottage set in 1/3 of an acre
- Impressive vaulted sitting room with exposed beams and wood burning stove
- Two bedrooms together with versatile loft room
- Mature landscaped gardens, enjoying a high degree of privacy
- Beautifully presented accommodation of approximately 1,746 sq ft including garage
- Well-appointed kitchen/dining room with direct garden access
- Detached garage/workshop
- EPC Rating: C

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Local Authority: Waverley Borough Council Tax Band F

Services: The property has private drainage and oil central heating









SITUATION

Brook is a small and highly regarded Surrey hamlet surrounded by open countryside and protected woodland, lying between the market towns of Godalming and Haslemere. The area is particularly well known for its access to excellent walking, riding and cycling country, with the Surrey Hills Area of Outstanding Natural Beauty close at hand.

Godalming provides an excellent range of facilities including Waitrose and Sainsbury's supermarkets, a variety of independent shops, cafés, restaurants and public houses, together with leisure facilities, highly regarded schools and a mainline railway station offering regular

services to London Waterloo in approximately 45 minutes. Haslemere offers a similarly attractive High Street environment with a broad selection of boutiques, eateries and everyday amenities, together with a further mainline station serving London Waterloo.

The nearby villages of Witley and Chiddingfold provide additional local amenities, whilst the A3 offers convenient road access to London, the South Coast and wider motorway network. The area is also particularly well served by both state and private schooling, including Charterhouse, Prior's Field, Cranleigh and King Edward's.



DIRECTIONS

From Milford, head south on Haslemere Road (A286) for approximately 3.5 miles. Turn right onto Park Lane and continue for 0.7 miles. The property will be found on your right hand side.

A beautifully presented detached home enjoying mature gardens and a peaceful setting in the heart of Brook.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	40	56
England & Wales		EU Directive 2002/91/EC



Park Lane, Brook, Godalming, GU8

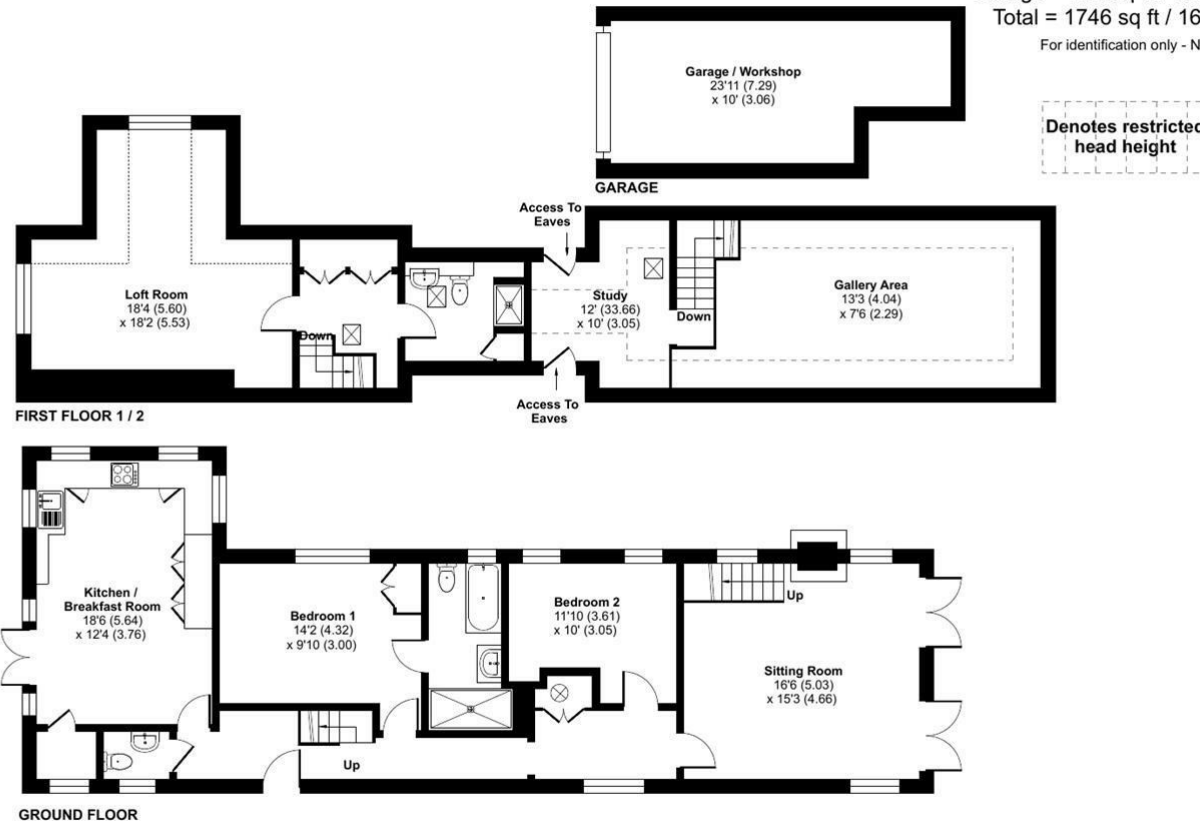
Approximate Area = 1427 sq ft / 132.5 sq m (excludes gallery area)

Limited Use Area(s) = 107 sq ft / 9.9 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 1746 sq ft / 162 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 Clarke Gammon. REF: 1464043

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

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