



# HOLLYHOCKS COTTAGE

High Street • Bramley • Surrey

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# HOLLYHOCKS COTTAGE

1 HIGH STREET • BRAMLEY  
SURREY • GU5 0HB

*A 17th Century Grade II Listed detached house situated  
on Bramley High Street*

## Accommodation

Reception Hall

Living Room • Dining Room

Kitchen • Wine Store • Cloakroom • Library/Family Room

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Master Bedroom with En Suite Shower Room

Three further Bedrooms and Family Bathroom

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Barn Annexe

Kitchenette • Garden Room

Three Bedrooms or further Reception Room/Study

Cloakroom • Bathroom • Private Courtyard

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Summer House

Ample Off Street Parking

Raised Herb Garden

Gardens in all approximately 0.377 acres



01483 565171

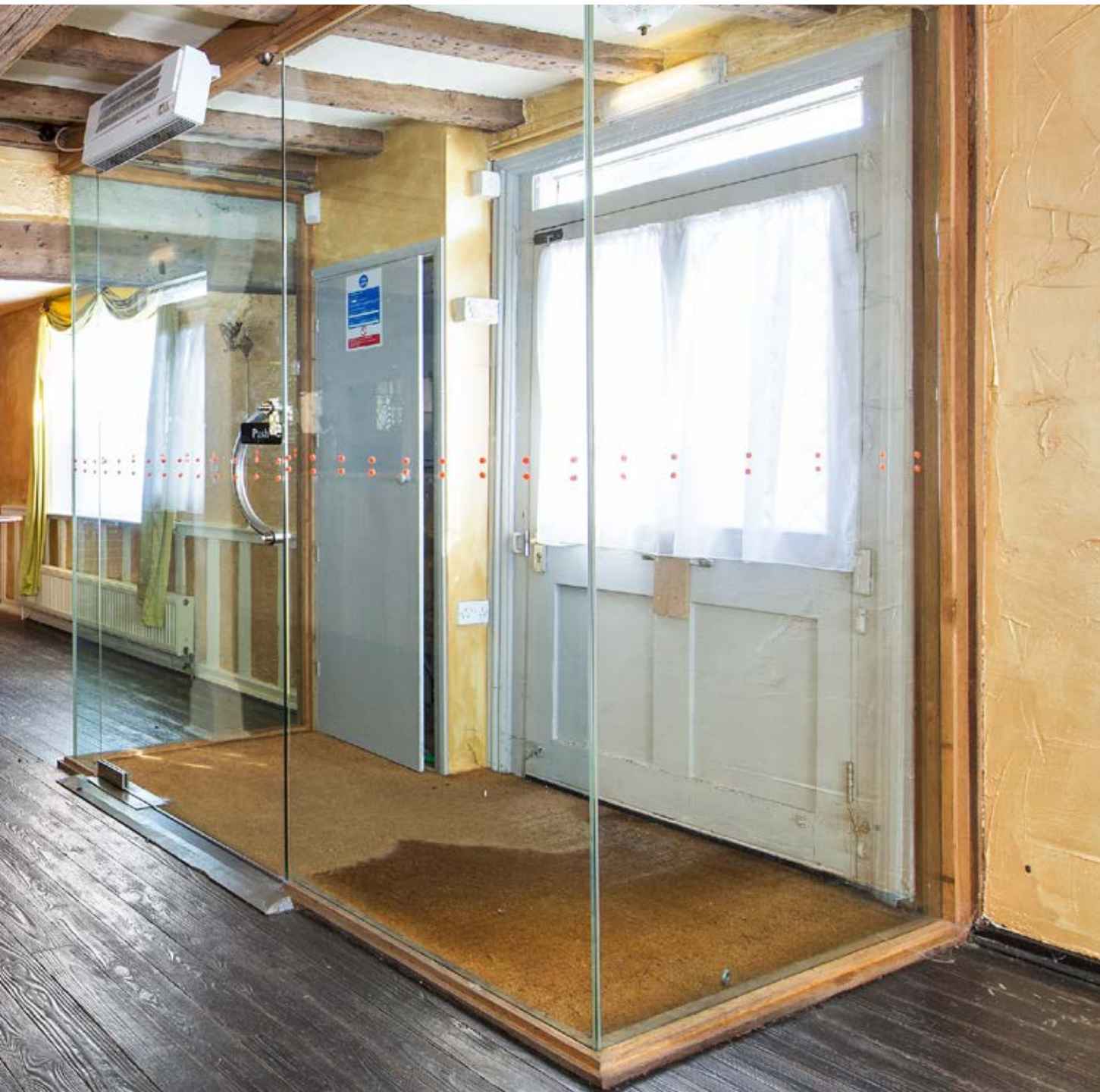
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## Description

Offering a fantastic opportunity to create the perfect family home with substantial ancillary accommodation in the heart of Bramley village centre, Hollyhocks House is an elegant 17th century building, believed to have been re-faced in the late 17th or 18th century comprising extensive, versatile living space.

Hollyhocks Cottage has planning consent to convert from offices to a single residential property totalling over 4250 square feet.

The property was previously used as a restaurant and currently provides large spacious rooms many of which fit within the designs of the proposed dwelling.

To the rear of the property sits a substantial garden of over a third of an acre. Planning has been approved here to build a sizeable summer house, decking and further parking over looking the generous garden.







## Situation

(All distances and times are approximate)



- Guildford : 3.6 miles
- Godalming : 3.8 miles
- Cranleigh : 5.6 miles
- Central London : 35.3 miles



- Guildford : 3.5 miles (from 37 minutes to London Waterloo)
- Shalford : 1.7 miles (from 48 minutes to London Waterloo)
- Godalming : 4.2 miles (from 47 minutes to London Waterloo)



- A3 at Guildford (London) : 4.6 miles
- A3 at Milford (Portsmouth) : 6.4 miles
- M25 : 12.4 miles



- Heathrow : 23 miles
- Gatwick : 24.4 miles



- St Catherine's School, Bramley
- The Royal Grammar School, Guildford
- Lanesborough Prep School, Guildford
- Tormead School, Guildford
- Guildford High School, Guildford
- Cranleigh School, Cranleigh
- Charterhouse School, Godalming
- St. Hilary's School, Godalming
- Priorsfield School, Godalming
- George Abbot School, Guildford



- Bramley Golf Club, Bramley
- Cranleigh Golf and Country Club
- West Surrey Golf Club, Godalming
- Guildford Golf Club, Merrow
- Worplesdon Golf Course, Woking
- Clandon Regis Golf Club, West Clandon
- Sutton Green Golf Club, Sutton Green



- Goodwood Racecourse, Chichester
- Ascot Racecourse, Ascot



- Cowdray Park Polo Club, Midhurst
- Hurtwood Park Polo Club, Ewhurst



- Chichester Yacht Club, Chichester

### Services

We are advised by our clients that the property has mains water, electricity and drainage and gas fired central heating.

### Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sales but may be available by separate negotiations. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment and machinery.

### Local Authority

Waverley Borough Council - 01483 523333

### Tenure

Freehold

### Viewing

Viewings are arranged strictly through Knight Frank LLP, the sole selling agent.

### Directions (GU5 0HB)

From Guildford centre, follow the A281, Horsham Road, towards Shalford. Go straight over the mini roundabout and follow the A281 into Bramley Village. Go through the village toward the end of the parade of shops and Hollyhocks Cottage can be found on your right hand side.

## CURRENT LAYOUT



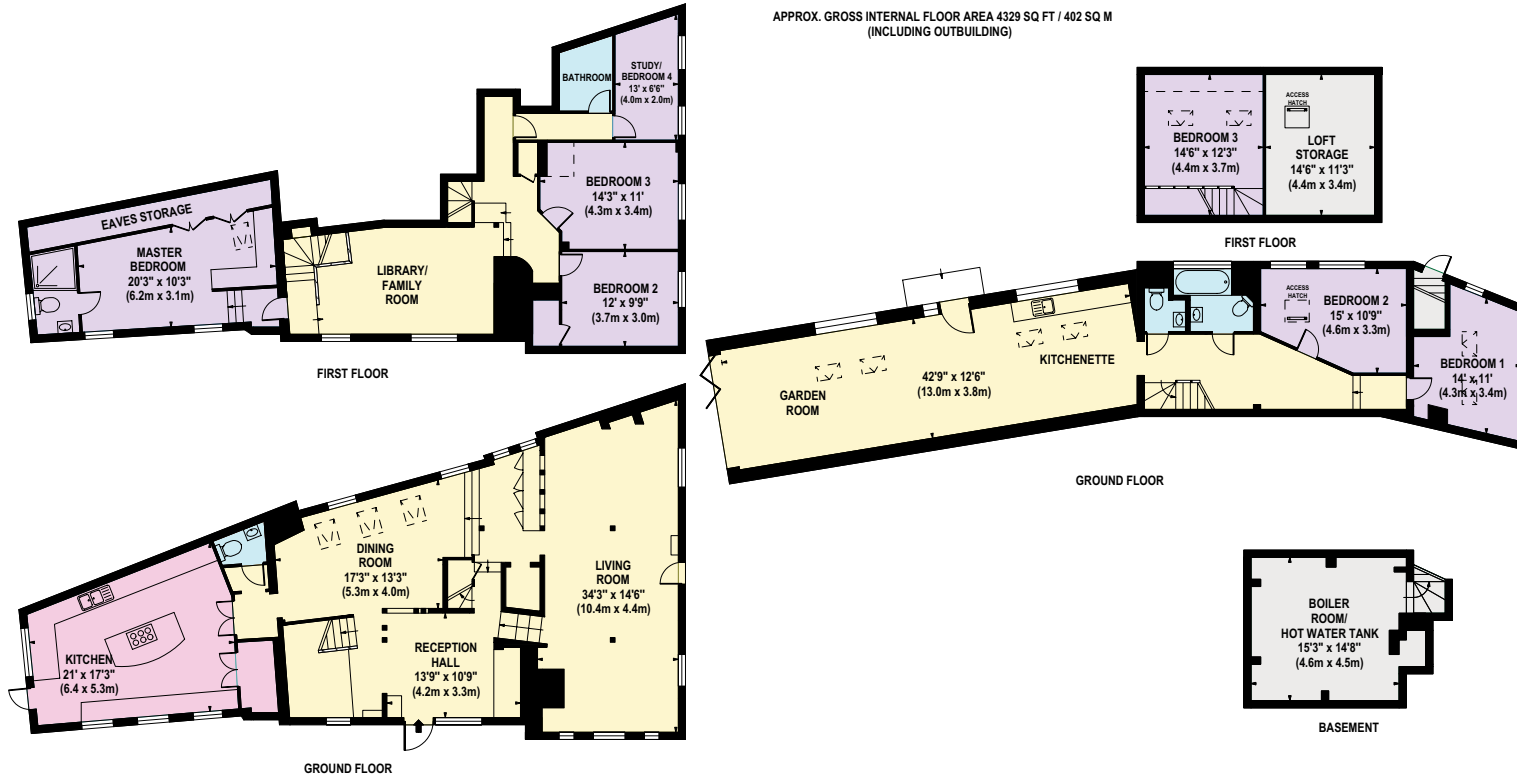
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# PROPOSED ACCOMMODATION



## Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. Particulars dated: April 2015. Photographs dated: April 2015. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

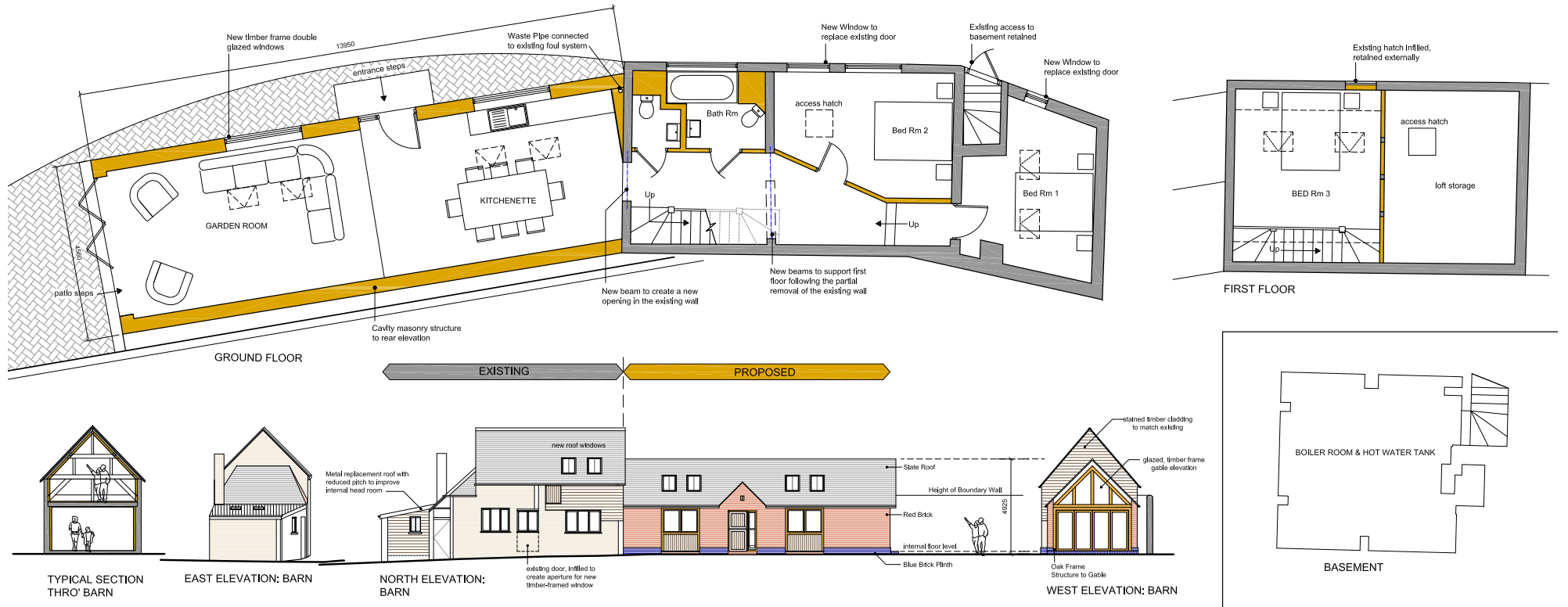
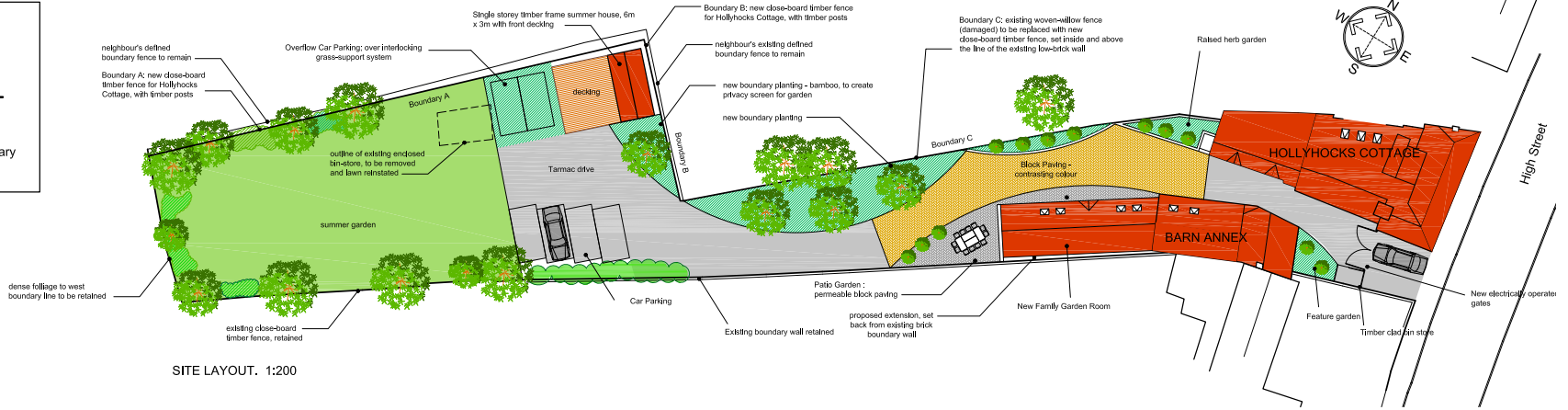
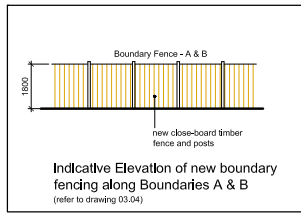
**G** Over 150

**56** This is how energy efficient the building is.

"elegance, convenience and huge potential..."







**Agents Note:**

Planning permission has been approved for the following drawings for a change of use from a restaurant (A3) to a residential dwelling (C3) with permission for an extension of an outbuilding for ancillary residential use and erection of a summerhouse with decking. For more information please call James Ackerley at Knight Frank, Guildford on 01483 565171 or email james.ackerley@knightfrank.com

