



**The Rockwood Estate**  
Brook, Surrey



# Rockwood Park

Brook, Surrey

*An exceptional Country Estate superbly located and enjoying far reaching views*

Godalming 4 miles (London, Waterloo 45 mins), Guildford 9 miles, London 40 miles  
(distances and times approximate)

9 Bedrooms



Helicopter Landing Pad

9 Bathrooms



Tennis Court

6 Reception Rooms



Wine Cellar

335 Acres of Land



Secure Gun Room

Indoor & Outdoor Pools with Jacuzzi



Onsite Farm & Buildings

Airfield & Hangar



Outbuildings & Garaging

Lake



Development Potential





















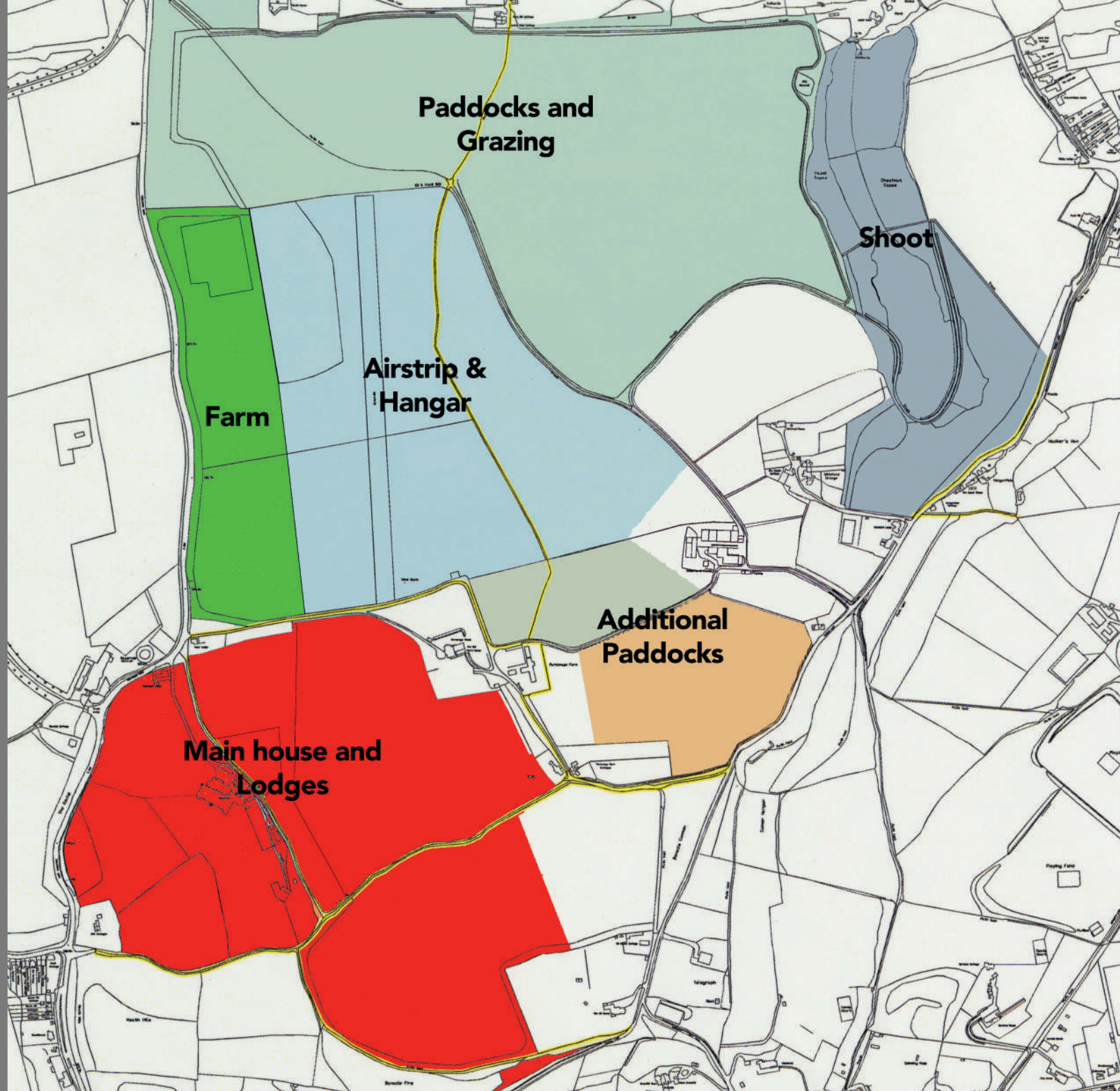














# SUMMARY OF ESTATE

NAME	DESCRIPTION	
Principal House	Main house comprising of 26,000 sq ft with brand new extensions and fully renovated throughout, retaining many original period features. Set within Parkland gardens	
Pool House	Planning permission submitted to convert to guest house or lodge.	
Gate Lodge	Planning permission granted to move and extend the Gate Lodges within the current boundaries.	
Farm	30,000sq ft Farm with dwelling	
Airfield	Planning permission has been granted for the new hangar & Farm buildings to be constructed along with a new farmhouse dwelling.	
Nothern Pasture	Woodland and grazing land, fenced on all sides with fresh running water supply	
The Shoot	33.3 acres of woodland & banked pasture, provide an excellent opportunity to establish a small shoot.	
Southern Pasture	26 acres of arable land, fenced on all 4 sides by post and wire fencing.	
Parsonage Field	Over 15 acres of prime pasture with direct access from hard standing.	
Church Field	16 acres of good quality pasture adjoining the estate farm.	
Winkford Paddock	A further 9.2 acres of good quality grazing adjoining the estate farm.	
Parsonage Paddock	10.3 acres of unfenced paddock adjoining residential properties.	



## SECOND FLOOR

- A further 3 bedrooms on this level
- All rooms with En-Suite's.
- Over 175 sqm / 1880 sqft







## BASEMENT'S

- 4 Bedrooms all with En-Suite's
- South facing terrace
- All rooms have been recently renovated.
- Over 633 sqm / 6800 sqft







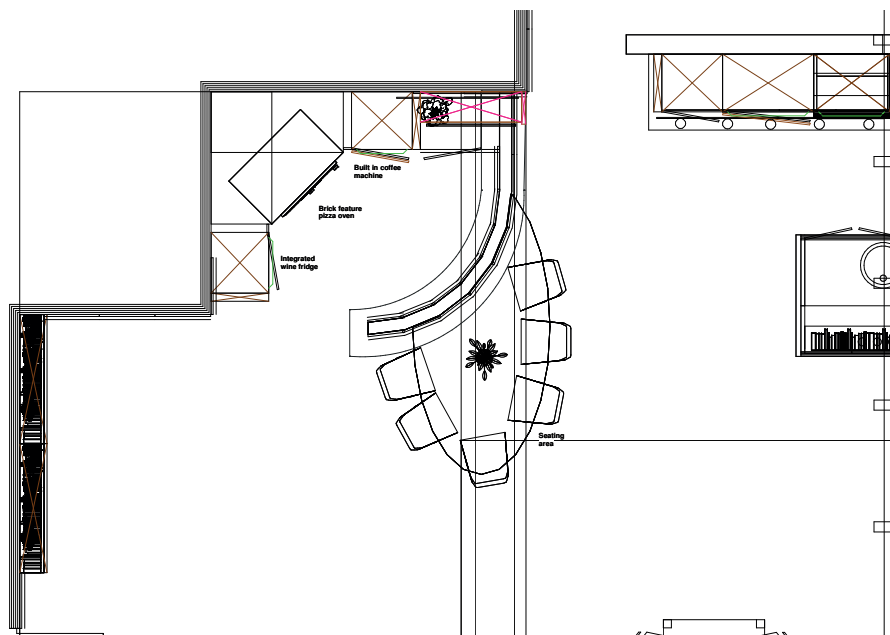
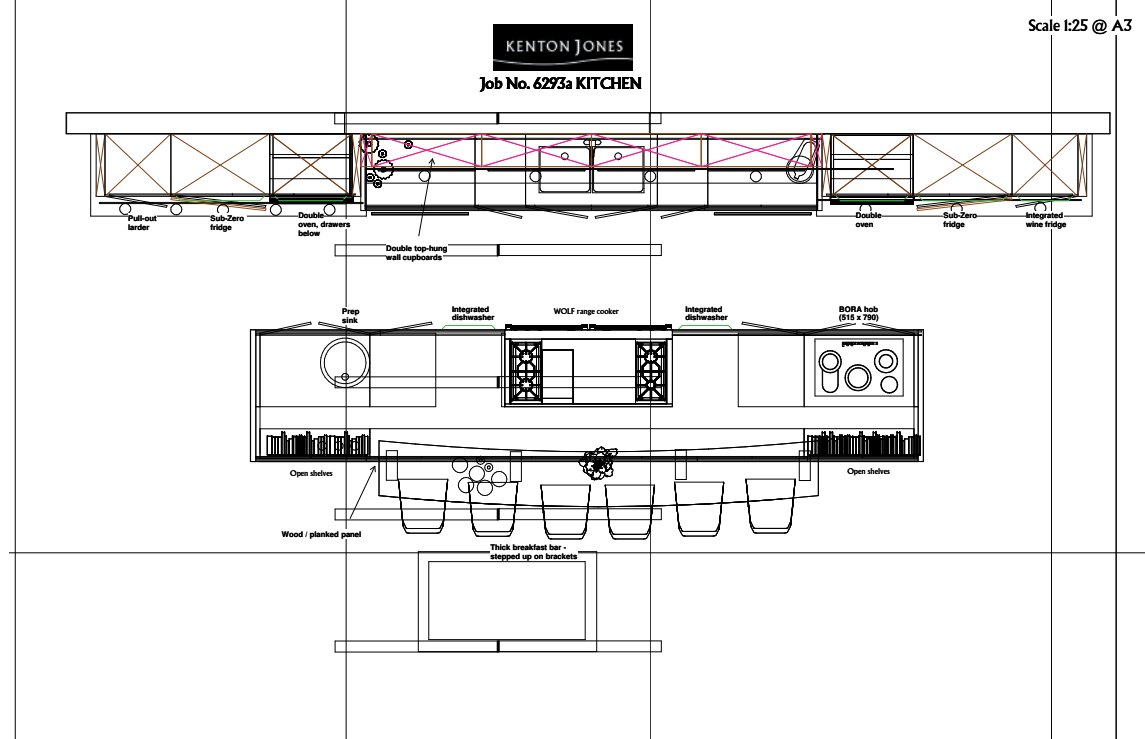




## KITCHEN PLAN

We have gone through various kitchen proposals to try and maximise the space.

This proposal allows for the kitchen to be turned into a space for cooking and socialising.









## A wide, paved driveway leads to a large, ornate wrought-iron gate. The gate is flanked by brick pillars and a brick wall. A sign on the wall reads "ROCKWOOD HALL". The driveway is bordered by green lawns and mature trees. The sky is clear and blue.

West Lodge

Approved visibility lines unchanged

Previously approved entrance

5m

New grass verge

Existing gates removed and replaced with wall and rails to match existing

Entrance to Rockwood Lodge. Refer to Elevation B

Wall and pairs to match existing

New native hedging

New principal entrance to Rockwood. Refer to Elevation A

New Drive to connect to existing

Public footpath

Existing Drive

Block Plan  
Scale 1:500@A2

Elevation C NB. Infill to match existing adjacent  
Scale 1:100@A2

Elevation A  
Scale 1:100@A2

Elevation B  
Scale 1:100@A2

Rockwood Park Ltd.  
Rockwood House  
Drawing No.

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