

Dog & Pheasant

Haslemere Road, Brook, Godalming, Surrey GU8 5UJ

CHARACTER SURREY VILLAGE PUBLIC HOUSE FOR SALE / TO LET *PRICE REDUCED*



LOCATION

The property is situated along Haslemere Road in the charming village of Brook, nestled within the Surrey Hills Area of Outstanding Natural Beauty. The surrounding area is predominantly rural and residential, with a mix of characterful cottages, larger detached homes, and open countryside. Brook offers a peaceful village atmosphere while benefiting from proximity to nearby towns and local amenities.

The location enjoys strong appeal from both residents and visitors, positioned approximately 3 miles (4.8 km) southwest of Godalming and 5 miles (8 km) northeast of Haslemere. These nearby towns provide a broad range of retail, dining, and leisure facilities, along with well-regarded schools and transport links.

Brook is well connected via the A3, offering easy access to Guildford (approximately 9 miles/14.5 km to the north) and Portsmouth (approximately 30 miles/48 km to the south). Milford railway station is located just 2.5 miles (4 km) away, providing direct services to London Waterloo, further enhancing the area's accessibility.

Surrounded by scenic countryside, woodland, and walking trails, including those around Witley Common and the Devil's Punch Bowl. The area is particularly attractive all-year-round walkers, cyclists, nature enthusiasts as well as season long customers from the Brook Cricket Club pitch from across the road.

PROPERTY DESCRIPTION

The Dog & Pheasant is a character detached two-storey public house with part rendered and painted and tile hung elevations under a multi-pitched tile roof. The property benefits from a flat roof extension to the side. The property occupies a site of approximately 0.5 acres.



KEY HIGHLIGHTS

- Destination pub in an affluent Surrey Hills village situated opposite Brook Cricket Club
- Occupies attractive plot of approximately 0.5 acres (0.202 ha)
- Grade II listed 16th Century character building with flexible hospitality uses
- Benefits from up to 70 internal seated covers and around *124 external with 20 space car park
- Includes 5-bedroom living accommodation
- Freehold reduced to £850,000 / Leasehold rental offers invited

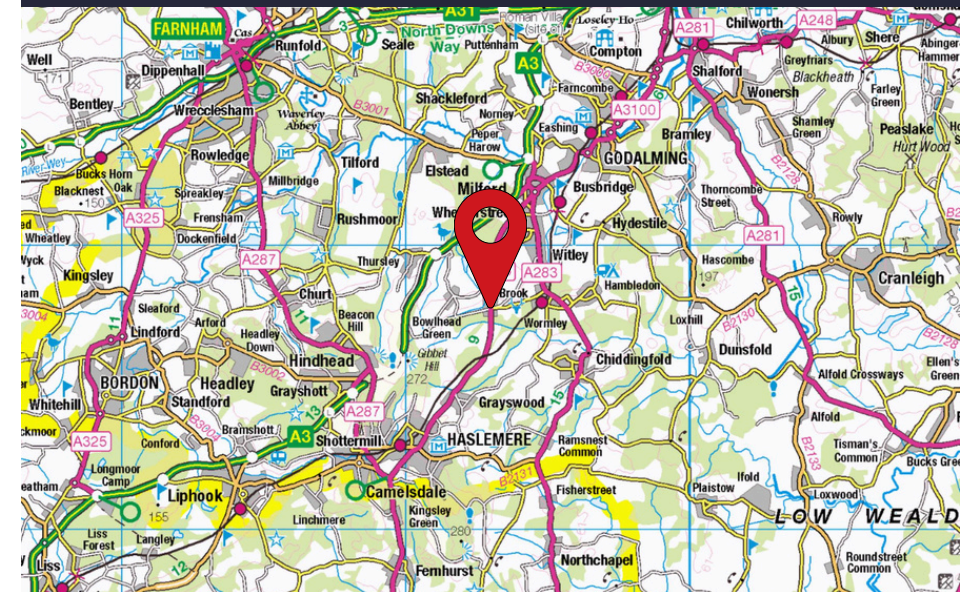
LOCATION MAP

STREET VIEW

WHAT3WORDS

360 PANORAMIC

DRONE VIDEO



INTERNAL DESCRIPTION

The ground floor centres around a spacious main bar with central servery and an adjoining dining room; the entire area can accommodate seating for approximately 35 customers. Adjacent to the main bar is access to a first floor dining room which accommodates further seating for around 35 (dependent on the desired configuration).

To the left of the building are two separate kitchen areas, a utility room, larder and additional storage and preparation spaces. There is also a ground floor cellar located behind the bar. To the front-side of the building are customer toilet facilities.

Private living accommodation is located on the first floor and provides five bedrooms, along with central reception room that serves as a shared living space. The layout also includes two bathrooms and a kitchen.

EXTERNAL AREAS

Externally, there are two separate customer areas for drinking and dining. Located to the front is a covered section with table seating for around *24 customers and to the rear is a formal beer garden for approximately 110 customers. The rear has views across the Surrey Hills. Located to the front and side is a gravel car park with space for around 20 vehicles. * This external space may be subject to a Local Authority planning review.

THE BUSINESS

The Dog & Pheasant has recently closed and previously operated under a lease agreement and was a food-orientated pub and restaurant. The building provided flexible trading spaces to generate income streams from a food, drink and events (the split between food and drink was approximately 50/50). In particular, the generous outdoor space is ideal for summer BBQs, live music, family events and al fresco dining, with ample room for additional seating, pop-up bars, or even a garden kitchen. The location is well suited to families, dog walkers, and social meet-ups; the beer garden is a major draw throughout the warmer months.

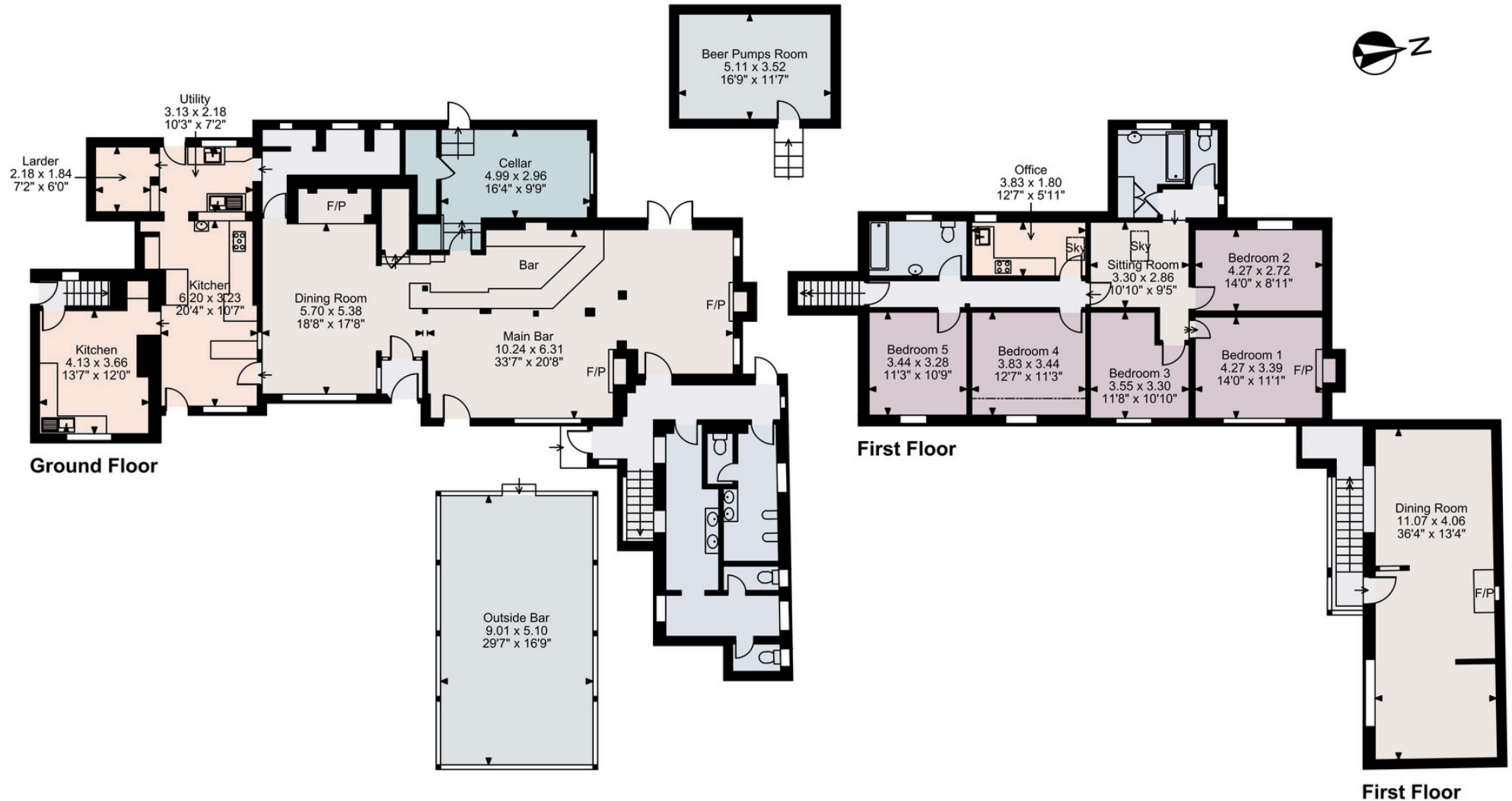


Main Bar



Dining / Function room

The Dog and Pheasant, Godalming
Main House gross internal area = 2,937 sq ft / 273 sq m
First Floor gross internal area = 1,183 sq ft / 110 sq m
Beer Pumps Room and Outside Bar gross internal area = 689 sq ft / 64 sq m
Total gross internal area = 4,809 sq ft / 447 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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PLANNING, CONSERVATION & ACV

The building is Grade II listed, under listing number 1096968. It is located within the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty. However, it does not lie within a Conservation Area and is not situated in a prohibited flood zone. Witley and Milford Parish Council have nominated the property to be an Asset of Community Value (granted Waverley Borough Council December 2025).

TENURE

Freehold. The guide price has been reduced from £995,000 to £850,000 with the inclusion of fixtures and fittings to be discussed and negotiated.
Leasehold. A new free of tie lease is available on terms to be agreed with rental offers invited. The tenant will be required to provide security by way of a rent deposit.

EPC

The subject property has an EPC rating of C-70.

RATING

Rateable Value 2023 - £46,000 (this is not the rates payable). From 1 April 2026 the Rateable Value is £54,000. Estimating liability for business rates using the appropriate multipliers alone may not lead to an accurate bill forecast

VIEWING

The business is currently closed. Please visit the location before requesting a formal viewing, strictly by appointment with Savills.

AML

In accordance with anti-money laundering regulations, the successful tenant/purchaser will be required to provide identification documents upon request and without delay.

CONTACT

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