

**Rooks Hill** presents a rare chance to own a distinctive piece of ancient and semi-ancient woodland within the [South Downs National Park](#).

A wide access track runs along the southern boundary from the main entrance, leading to a private gate. Beyond this, a secluded track winds through towering oaks, which are a defining feature of the landscape. As the track reaches its end, the woodland opens up to reveal a large pond and lovely views. The pond is host to a variety of waterfowl, wildlife, and fish.

Woodland paths encircle the pond, lined with a rich variety of trees, including cherry, hazel, ash, poplar, birch, chestnut, willow, and holly. Muntjac and roe deer frequently roam the woodland and nearby fields. The terrain is mostly level, with some elevated areas featuring spacious glades.

In the southeastern section, additional ponds emerge, fed by a network of streams and drainage channels, creating a captivating landscape. Ferns and grasses thrive in the lower areas, and during the season, bluebells blanket the ground.

Rooks Hill is a remarkable woodland, offering a unique opportunity for those seeking a substantial and versatile natural retreat.

The charming village of Bramley is just up the road, providing shops and pubs, while Guildford is just a short drive, providing easy access to the A3. London, Brighton, and the south coast are all just over an hour away.

The ward is Bramley & Wonersh and the county council is Surrey.

**Boundaries:** The boundary is partially fenced W, S and N. South follows the access track and open fields to the west. North borders open fields. East is fenced and borders Horsham Road

**Access:** Vehicle access is possible via a shared locked gate and also a second private gate. Parking is possible within the woodland.

[Click HERE](#) to see free OS maps.

### Details for this wood

**Guide price:** £220,000 - Freehold  
**Size:** 12 acres

**Location:** Bramley, Guilford  
**OS Landranger:** No 186  
**Grid ref:** TQ 02120 42373  
**Nearest post code:** GU5 0LJ

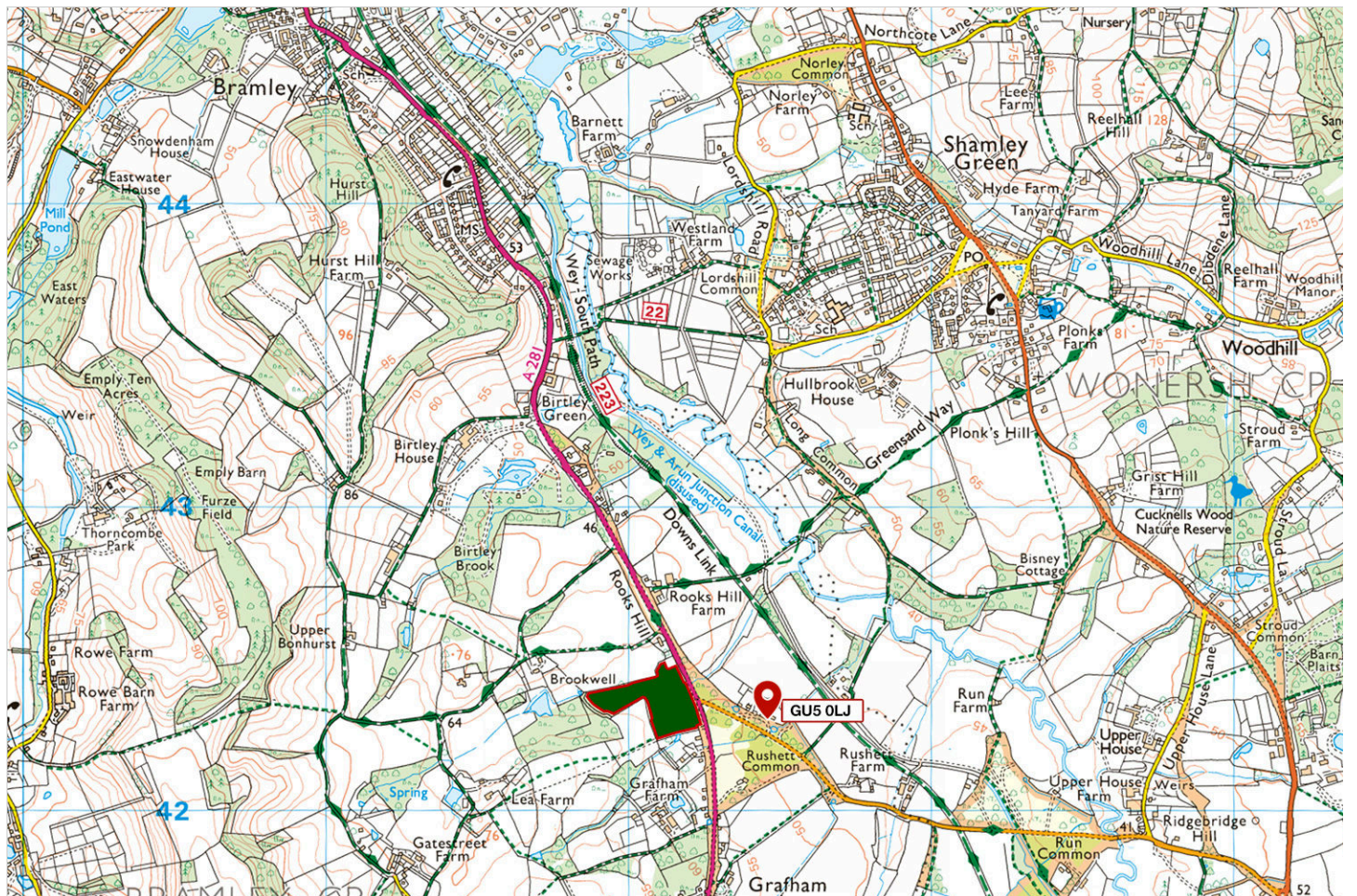
**Contact:** Ben Williamson  
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**Viewing:** You are welcome to visit this wood by yourself, but please [Click here](#) to download the details showing the location of the woodland and ensure that you have a copy of these sales details with you. Many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone or tablet. Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception.

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# Our Maps







## Directions

### Rooks Hill, Bramley, Rushett Common

1. [Click here for Bing Maps Directions](#) click on the "Directions" box and enter your own postcode.
  - For viewing purposes, please park on one of the large verges on Run Common Road, directly opposite the woodland, as marked on the map. Please don't block the gate.
  - Cross over Horsham Road and pass by the metal gate and follow the track marked blue on the map. After approx 140m the private gate to the woodland will be on your right.
2. **For Satnav**, the nearest postcode is **GU5 0LJ** as the map marker shows. The main coordinates for access are: **51.170731, -0.538793. W3W: [///snoozing.differ.tested](#)**
3. We recommend downloading [OS maps](#) to your phone. It's very useful for giving you an idea of where you are on the ground when viewing woodlands.

**Please note:** the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.