



MILHANGER

THURSLEY • SURREY

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Milford 3.9 miles (6 km); M25 / Wisley 18 miles (28km)
Portsmouth 33 miles (52km); Central London 40 miles (64km)
Guildford mainline station ten miles (16km) – trains to London
Waterloo from 35 minutes
(Distances and times are approximate)

*Arts & Crafts style Surrey mansion, overlooking
gardens, lakes and rolling countryside*

Ground Floor

Entrance lobby • cloakroom • reception hall • drawing room
dining room • morning room • kitchen / breakfast room
conservatory • second kitchen • utility room
extensive store room/work place • wine cellar • secure room
staff utility room

Lower Ground Floor

Study • anteroom • wine cellar

First Floor

Five bedrooms • three bathrooms (one ensuite) • linen room
W/C • library/entertainment room
TV/games room • computer room/bedroom six

Second Floor

Master suite – bedroom • dressing room • sitting room
bathroom • study

Indoor Leisure Complex

Heated swimming pool • Jacuzzi • gymnasium • steam room
changing room with showers and W/Cs

Attached Staff Cottage

Two bedrooms • bathroom • W/C • living room • study
dining room • kitchen

Outbuildings

Tennis court • stables with ten loose boxes • manège
hay barn & stores • six car open bay garage
party barn

Cosford Mill – Grade II listed

Four bedrooms • two bathrooms (one ensuite) • sitting room
dining room • kitchen • breakfast room • first floor sitting area

In all about 74 acres (29.8 ha)

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Situation

With origins dating back to Saxon times, the village of Thursley lies to the west of the main London to Portsmouth road. It is the archetypal English village with 12th Century parish church, the Three Horseshoes pub, village hall, nursery school and cricket pavilion. Further information can be obtained via the village website www.thursley.org. Thursley is surrounded by extensive woodland, heath and farm land, much of which falls within the Thursley Nature Reserve or belongs to The National Trust. It also lies within The Surrey Hills Area of Outstanding Natural Beauty.

One mile from Thursley, the substantial and historic house of Milhanger occupies a dramatic elevated position, surrounded by its own extensive grounds, from which it enjoys superb views. The estate includes a delightful hidden valley with tumbling stream and lake, former mill house, beautifully landscaped gardens and adjoining woodland with banks of spring flowers and abundant wildlife.

The neighbouring village of Milford offers a good range of local amenities including two convenience stores, butcher, off-licence, surgery and excellent farm shop. It also has a train station with main line services to London Waterloo.

The larger towns of Haslemere (6.5 miles), Godalming (5.7 miles), Farnham (9.2 miles) and Guildford (10 miles) provide a more extensive variety of shops and leisure facilities. Each of these towns has main line train services to London Waterloo.

The A3 trunk route provides ready access to Portsmouth and London, connecting with the M25 at Wisley Interchange for Heathrow and Gatwick airports (32 and 37 miles respectively from Milhanger) and the national motorway network.

Schooling and Recreation

There is a wide choice of both state and private schools within easy reach of Milhanger including: The Royal Grammar School, Guildford High, Tormead, Charterhouse, St Katherine's, St Edmund's, King Edward's, Barrow Hills and Aldro amongst many others.

There are a number of local golf clubs at Milford, multi-activity sport centres at Haslemere and Godalming, shooting at Bisley, polo at Midhurst, racing and flying at Goodwood and sailing at Frensham and Chichester harbour. In addition, the surrounding magnificent countryside offers superb walking and riding routes directly from Milhanger.







Description

Constructed in 1907, Milhanger was designed by the Farnham based architect Harold Falkner, who rebuilt much of that charming town. Roger Taylor, the drummer of the rock group Queen, extended the property during his tenure from 1979 to 2003, prior to selling it to the current owners in the latter year.

Sympathetically upgraded in recent years, the property retains many original features including quarry tiled floors, leaded windows, panelled walls, numerous attractive fireplaces and a superb oak staircase in the main reception hall.

Key features of the house include the elegant and stylish drawing room with impressive fireplace, the adjoining formal dining room and an attractively proportioned study with fireplace and anteroom. The library/entertainment room, 72ft x 32ft (21.9m x 9.6m), has a dramatic carved stone fireplace, recessed cinema screen and speakers and a ceiling projector mount. French doors open onto an elevated south-east facing timber deck. From the library, stairs lead down to the indoor leisure complex comprising 54ft x 35ft (16.5m x 10m) pool, Jacuzzi, gymnasium, changing room with showers and W/Cs and steam room. The pool and gymnasium also benefit from wide sliding doors to the terrace and garden.

Milhanger is ideal for entertaining on a grand scale but equally suited to more relaxed family living. The heart of the house is the spacious kitchen/breakfast room with its Aga and comfortable sitting space that opens to the large conservatory. This room has views over the gardens and beyond.

The bedroom accommodation is equally impressive, particularly the vast second floor master suite. A discreet staircase leads from the first floor to a vaulted room comprising an elegant bedroom with fireplace and ample sitting space, a semi open-plan dressing room, ensuite bathroom, and a study. Dormer windows throughout the valley side of Milhanger offer dramatic views.

On the first floor there is an oriental style ensuite guest room, five further bedrooms (one currently arranged as a computer room), two bathrooms and a W/C.

For further information on the accommodation, layout and dimensions please refer to the floor plan.







MILHANGER

Main House gross internal area =
17,755 sq ft / 1,650 sq m

For identification only. Not to scale.



Lower Ground Floor

First Floor

Annexe/Staff Cottage

Master Suite

Second Floor

COSFORD MILL

Gross internal area = 2,554 sq ft / 237 sq m

For identification only. Not to scale.



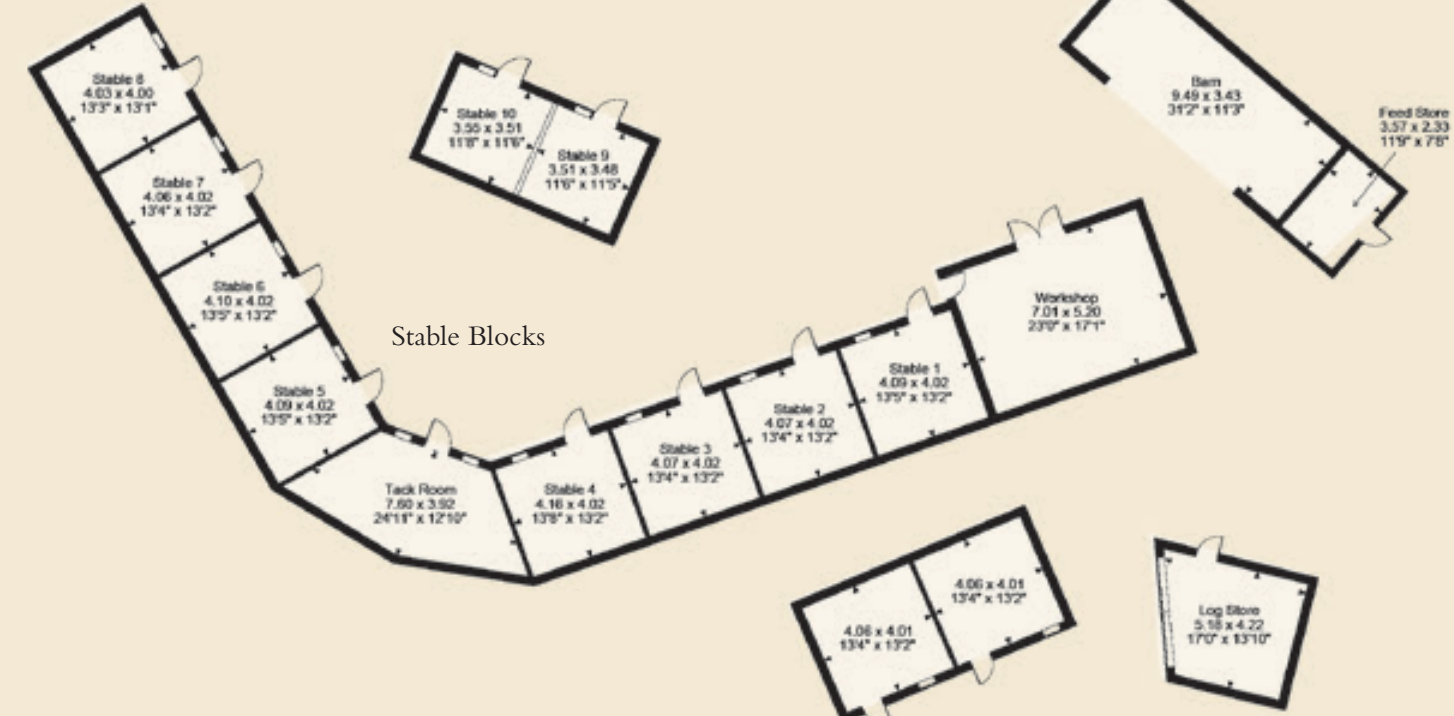
Ground Floor



First Floor



Second Floor Mezzanine



Stable Blocks

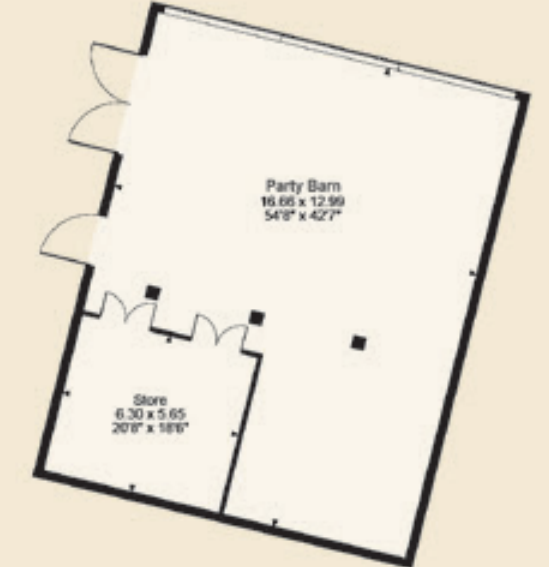


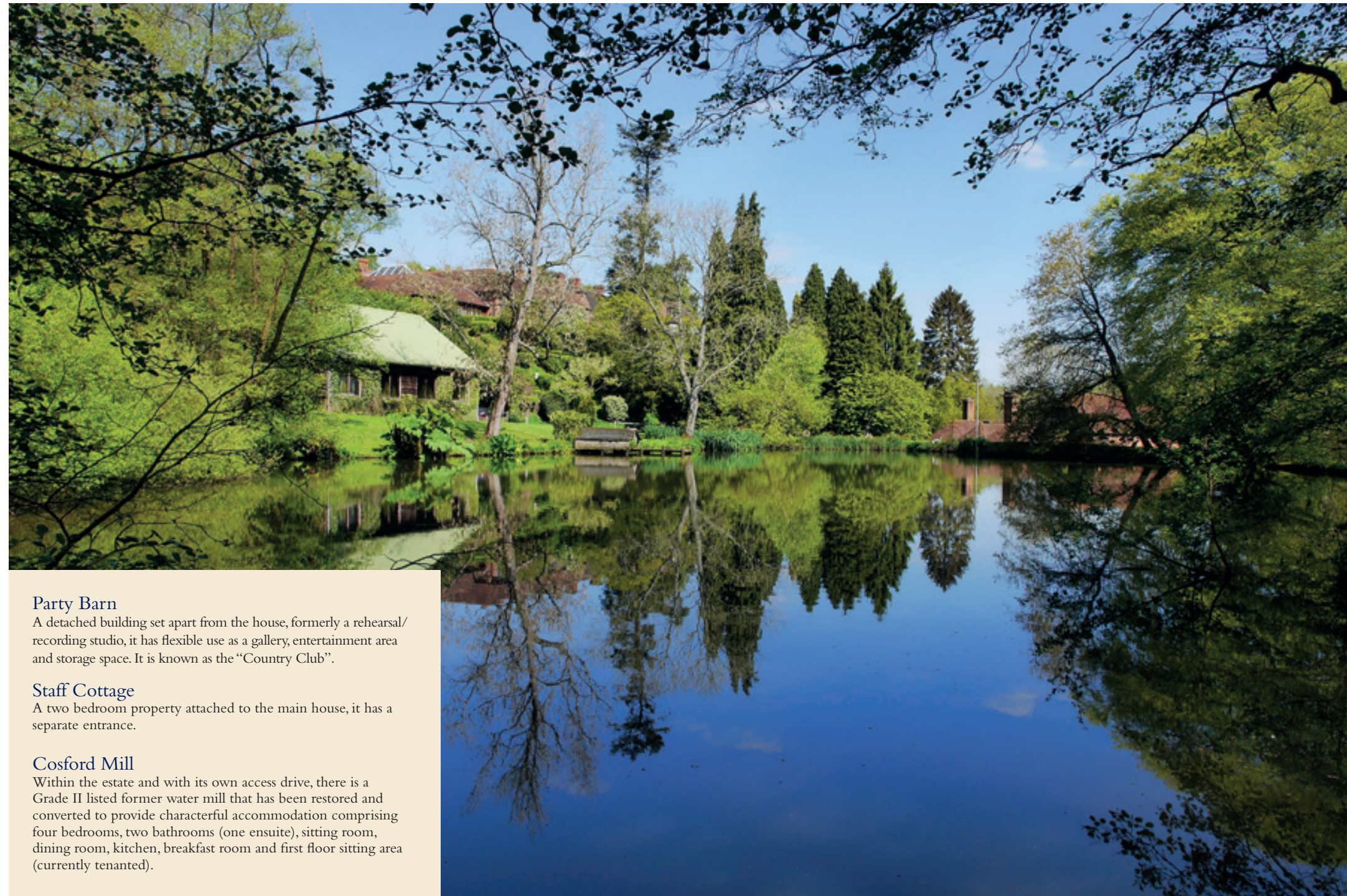
Old Stables



Garage Block

Garage gross internal area = 1,669 sq ft / 155 sq m
Outbuildings gross internal area = 1,238 sq ft / 116 sq m
Party Barn gross internal area = 2,329 sq ft / 216 sq m
Stable Blocks gross internal area = 2,401 sq ft / 223 sq m
Hay Barn & Feed Store gross internal area = 448 sq ft / 42 sq m
 For identification only. Not to scale.





Party Barn

A detached building set apart from the house, formerly a rehearsal/recording studio, it has flexible use as a gallery, entertainment area and storage space. It is known as the "Country Club".

Staff Cottage

A two bedroom property attached to the main house, it has a separate entrance.

Cosford Mill

Within the estate and with its own access drive, there is a Grade II listed former water mill that has been restored and converted to provide characterful accommodation comprising four bedrooms, two bathrooms (one ensuite), sitting room, dining room, kitchen, breakfast room and first floor sitting area (currently tenanted).





Garden and Grounds

The property is approached, through an electric operated gate set on brick piers, via a long, private gravelled drive leading to a forecourt and parking area in front of the house. There is a six car open bay garage. The drive and forecourt are flanked by lawn, evergreen hedges, shrubs and many mature rhododendrons and trees. While open and spacious, there is a very pleasant, private feel.

The main grounds lie mainly to the south and east of the property, including formal landscaped gardens close to the house, with terraces on different levels accessed through doors from the principal rooms. Paths lead down from the gardens into the valley, meandering through areas of woodland past the stream and lakes.

A spur off the drive leads to a stable yard with ten loose boxes, store rooms and an all-weather manège.

Beyond the formal gardens, the remaining grounds comprise 28 acres of fenced paddocks and a variety of mixed woodland.

In all about 74 acres.

Energy Performance Certificates

Milhanger EPC Rating = F
Party Barn EPC Rating = G

Services

Mains water and electricity. Oil fired central heating. Private drainage.
Milhanger annexe/cottage - same heating system as main house. Separate electricity meter.
Cosford Mill - oil fired central heating, private drainage, mains water.
Party barn - oil fired central heating.

Postal Address

Milhanger, Portsmouth Road, Thursley, Godalming, Surrey GU8 6NT

Local Authority

Waverley Borough Council.

Fixtures & Fittings

Certain fixtures & fittings such as the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.



Viewing

Strictly by appointment with Savills and Struut & Parker.

General Remarks and Stipulations

Tenure: Milhanger and Cosford Mill are offered for sale freehold and with vacant possession upon completion.

Rights of Way, Easements, Byways and Wayleaves: The property is offered as appropriate with rights of way either public or private, wayleaves, easements and byways, whether they are specifically referred to in the particulars or not.

Directions

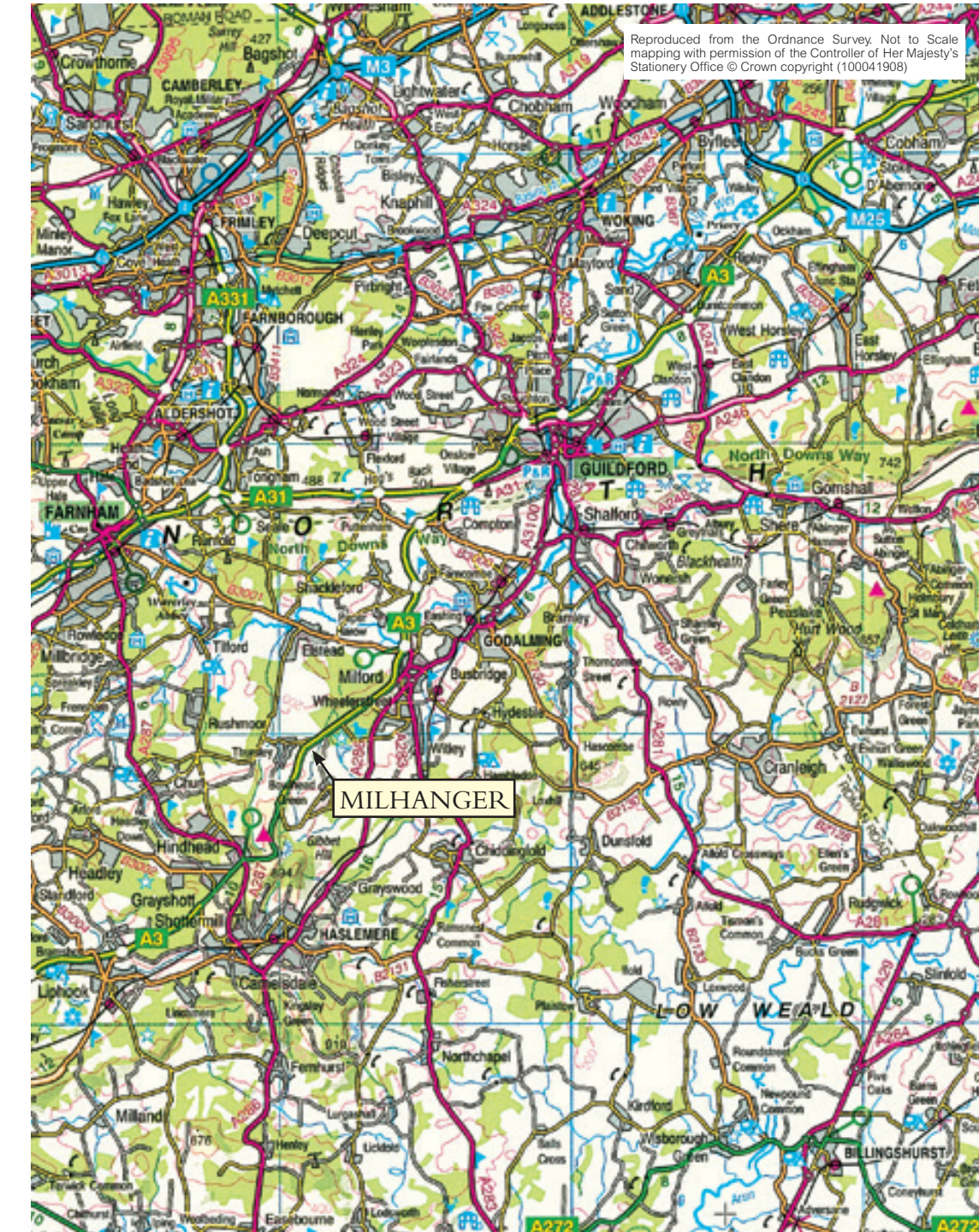
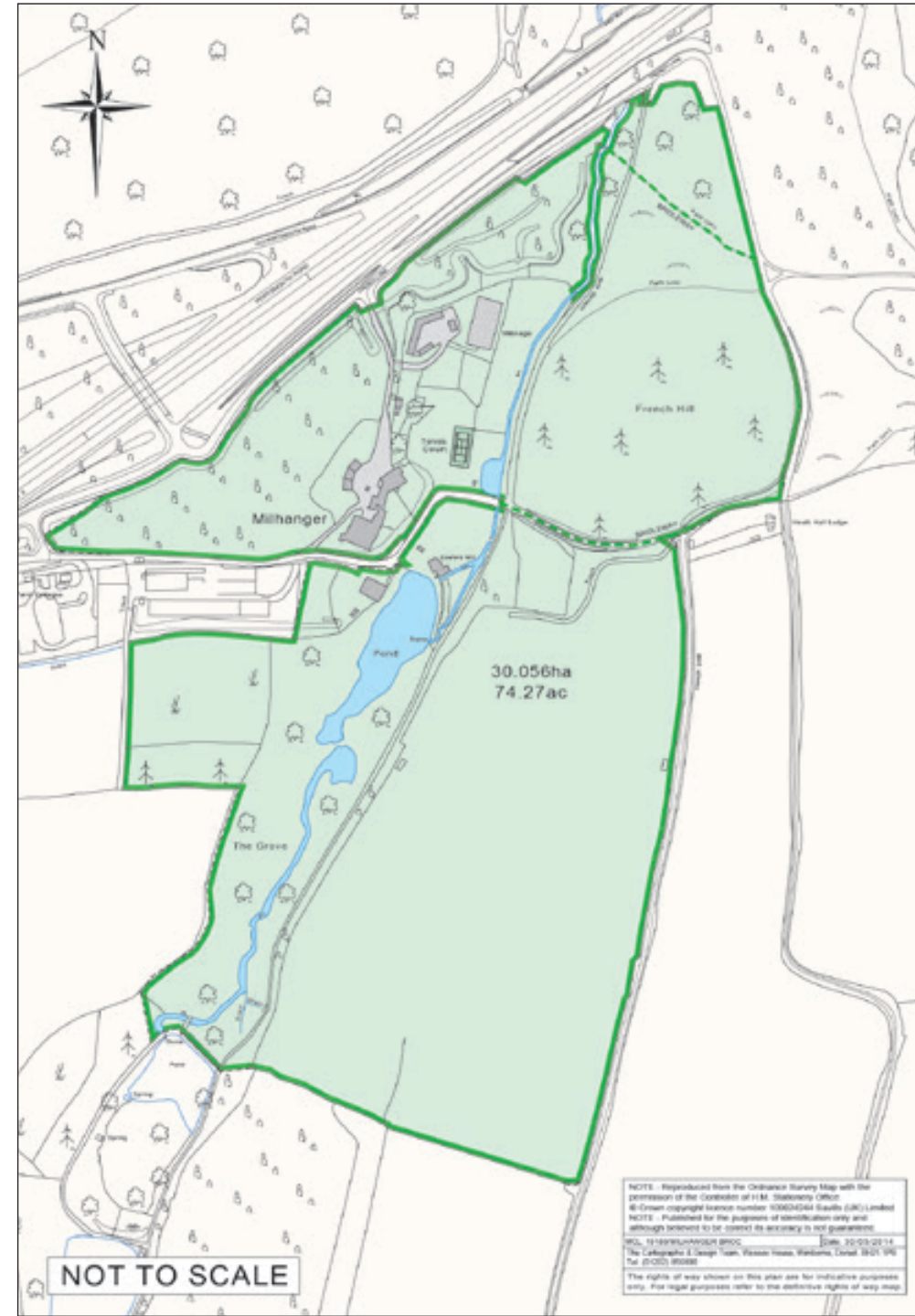
From London or Guildford follow the A3 south towards Portsmouth. About five miles south of Guildford pass the exit for Milford and the A283. After three further miles, take the slip road to Thursley and Bowlhead Green. At the top of the slip road turn left and immediately left again onto French Lane, parallel to the A3. After about 150 yards, the entrance to Milhanger is on the right hand side.

Important Notice

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