





Mill House Cottage

A fabulous detached home in delightful grounds



- ▶ **Single Storey Living**
- ▶ **Rural Aspect**
- ▶ **Utility Room**
- ▶ **Refurbished To An Exceptionally High Standard**
- ▶ **Gravel Driveway & Electric Timber Gates With Ample Parking**
- ▶ **Beautiful Open-Plan Triple Aspect Living/ Kitchen/ Dining Room**
- ▶ **Two Luxurious Shower Rooms**
- ▶ **Single Garage**
- ▶ **Superb Outdoor Kitchen Under Timber Framed Gazebo**
- ▶ **Useful Outbuilding / Home Studio**

Mill House Cottage is a charming, two-bedroom single-storey house, nestling south of the popular village of Chiddingfold.

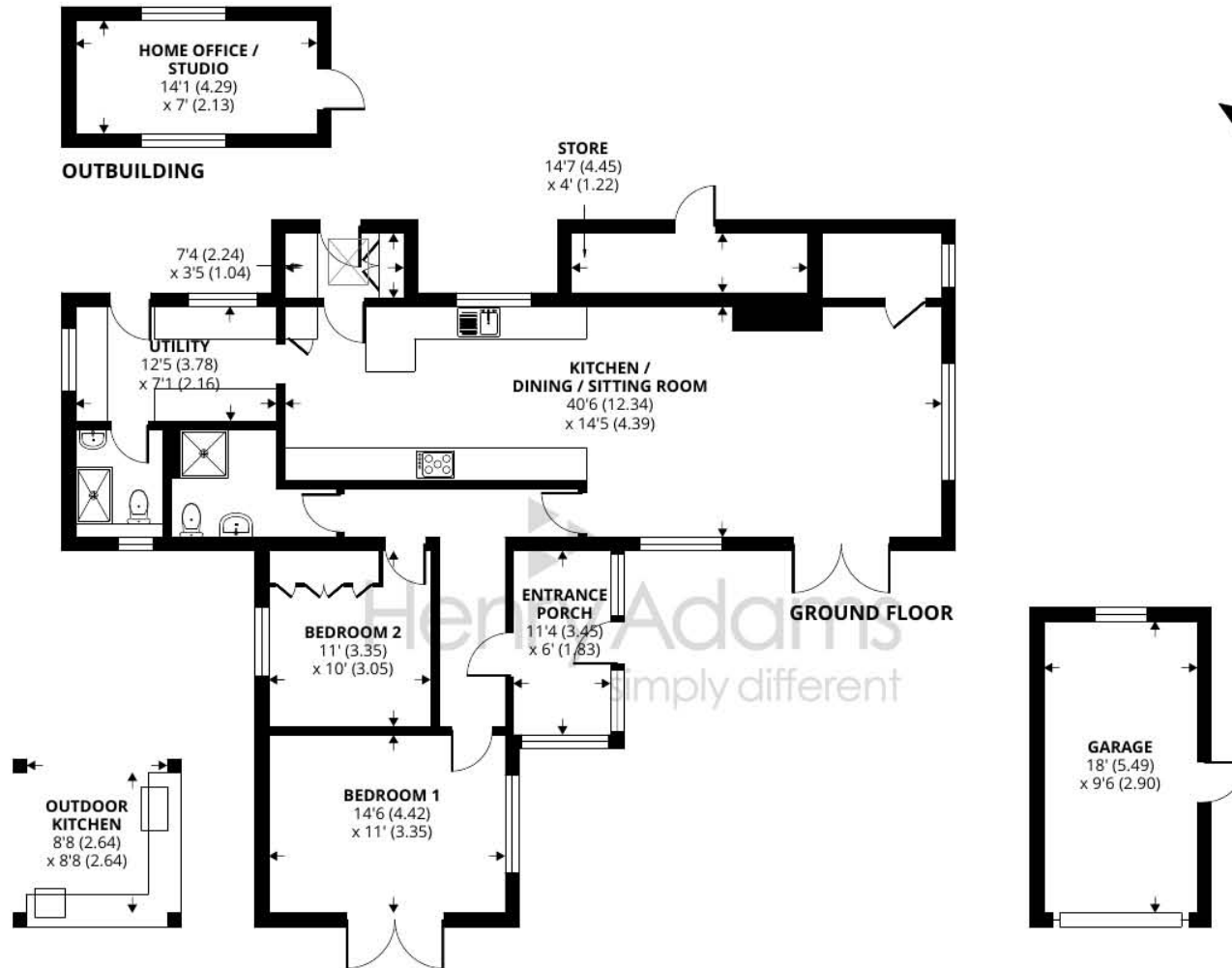
This immaculate home has been extensively updated and refurbished throughout by our clients to an exceptionally high standard, in a contemporary style. Re-engineered oak flooring runs throughout the property. The fantastic open plan living room with wood burner, dining space and stylish kitchen, provides the ideal place to entertain family and friends whilst still providing a warm, cosy, and tranquil place in which to relax. From the well-appointed kitchen is a very useful boot room providing side access as well as a utility room with stable door giving additional side access on to the superb outside kitchen and terrace with raised vegetable beds and rural views. From the utility room can be found one of two luxurious shower rooms. Both shower rooms and the utility room enjoy underfloor heating. Off the internal entrance hall there are two double bedrooms, the principal featuring French doors on to a terrace. The second shower room, with its French inspired detailing, completes the living space.

Council Tax Band - Waverley Borough Council - Band F









Mill House Cottage, Petworth Road, Chiddingfold, Godalming

Approximate Area = 1244 sq ft / 115.5 sq m

Garage = 171 sq ft / 15.8 sq m

Outbuilding & Store = 157 sq ft / 14.5 sq m (excludes garden kitchen)

Total = 1572 sq ft / 146 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Henry Adams, REF: 952475

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Garden

Outside, the sweeping private gravelled drive with electric wood panelled gates provides parking for several vehicles. The garden is a real feature of the property. The spectacular southerly facing lawn with Beech and Holly hedged borders and array of mature shrubs at the front of the property flows round to the outside kitchen housed under a beautiful timber gazebo. The well-appointed outside kitchen comes fully equipped with barbeque, pizza oven and wine fridge, providing the perfect setting for alfresco dining. Externally accessed boiler room/wood store housing the Worcester boiler (c. 5yrs old) and megaflo pressurised system. Next to the outside kitchen is a state-of-the-art resistance swimming pool with adjoining spa section for training and exercise. In addition to the single garage there is a beautiful, separate tile roofed outbuilding, fully insulated with power, currently being used as a Pilates studio. The garden also has two timber sheds.

Location

The property enjoys a convenient position on the edge of Chiddingfold village. This picturesque village is home to three public houses, an excellent village store, pharmacy, coffee shop and butchers. The property is well located for Chiddingfold Nursery School and St Mary's Primary School and is also within 1/2 mile of the village green - renowned for its firework celebrations every year. To the west of the house is Haslemere with its mainline station offering a fast service to London Waterloo in around 49 minutes or Witley station is also nearby with trains to London in just under an hour. Godalming is a little over 6.5 miles and the A3 can be accessed at Milford providing access to the M25 for Gatwick and Heathrow airports. Access to some delightful countryside is also immediately at hand.

Directions

SAT NAV: GU8 4SL what3words: broom.lollipop.resemble



