An outstanding Grade II listed mill house dating from the 17th Century with immense character and charm.

ACCOMMODATION

Reception hall, dining room, sitting room, drawing room, kitchen, pantry, store room, cloakroom.

Master bedroom with ensuite bathroom and dressing room, 3 further bedrooms, 2 further bathrooms, mezzanine level with office/bedroom 5.

Beautiful period barn, further barn, double barn style garage.

Sensational grounds with lake and mill race.

In all about 1.9 acres.
The Mill House dates in part from 1600 with later 18th and 19th century additions and was a working water mill until 1939. The working parts were later restored, for historical interest and they now form an unusual and fascinating integral feature of the property.

Accommodation of The Mill House is laid out over three levels and benefits from an absolute wealth of original period features, including stone floors, exposed structural timber, leaded windows and three impressive inglenook fireplaces.

From the hall a short passage leads through to a heavily beamed dining room and continues to the kitchen/breakfast room.

The front door opens into a large entrance hall, with beamed ceiling, flagstone floor and an impressive inglenook fireplace. From the hall a short passage leads through to a heavily beamed dining room and continues to the kitchen/breakfast room.

On the other side of the hall the stone-floored and heavily beamed sitting room is rendered the more atmospheric, by the presence of the large cogs and gears of the mill machinery and fireplace. Beyond the sitting room, an inner hall accommodates the huge water wheel, bearing the name of the manufacturers Brooks and Shoebridge of Guildford, in which one of whose former chairmen was quite coincidentally, the great great grandfather of the present mill owner.

Stair rise around the mill wheel to the first floor, where there is an attractive drawing room with the top workings of the mill. Bedroom accommodation comprises the generously proportioned master bedroom, with ensuite bath and shower room, two further bedrooms and a family bathroom. A fourth bedroom with en suite bathroom is currently arranged as a workroom.

Above this drawing room, a mezzanine floor, which was probably the former grain store, is arranged as a large work room, with an adjacent study.

Gardens and Grounds

The Mill House is approached from the lane over a short drive to a five bar gate opening onto a gravel forecourt and turning area with space for several cars. Adjoining the forecourt is an impressive Elizabethan barn which would make a marvellous entertaining space or suit a variety of other uses according to individual needs.

A small farm provides a useful storage area and there is also a two bay workshop and greenhouse.

Lying midway to the south of the house, the immaculately landscaped grounds include a full width stone paved terrace with neatly clipped miniature box hedges and topiary, as well as a variety of shrubs and flower borders. Beyond the terrace to the west, the level lawn extends to the boundary with a backdrop of mature trees. To the south, the former mill pond and stream and waterfall create an attractive focal point which is surrounded by areas of wild garden and a range of spring flowers and mature shrubs and trees to provide year-round colour and interest.

Pirbright

The Mill House is set in a delightful rural position on the edge of the village, yet at the same time very accessible to London. Pirbright is the archetypal English village with attractive properties surrounding the village green with a duck pond, 3 public houses, a primary school and renowned butcher. The surrounding countryside has numerous walking with many miles of footpaths which can easily be accessed from the property. The picturesque town of Guildford and Woking are approximately 6 miles away respectively and offer more comprehensive educational, recreational and shopping facilities.

The area is well served for road connections including the A3 at Guildford and the M3 (Junction 3) at Bagshot providing access to the national motorway network, London and the international airports of Heathrow, Gatwick and Southampton. The property is located close to many golf courses including West Hill, Worplesdon and Woking with further sporting facilities in the area such as the sans club. Worplesdon has benefits in working as a golf course and Ascot, Windsor and Sandown Park. There are a number of schools catering for all ages of children with a relatively short driving distance including The Royal Grammar School, Guildford High School, Tenderloin and Lanesborough in Guildford; Halstead preparatory, St Andrews and Hoe Bridge in Woking as well as racing at Ascot, Windsor and Sandown Park. There are a number of churches catering for all faiths of a variety of varieties in relatively short driving distance including The Royal Grammar School, Guildford High School, Tenderloin and Lanesborough in Guildford; Halstead preparatory, St Andrews and Hoe Bridge in Woking and Rydes Hill in Worplesdon and Pirbright Primary School.
APPROX. GROSS INTERNAL FLOOR AREA 4374 SQ FT / 406.4 SQ M (INCLUDING MEZZANINE)
OUTBUILDING = 1123 SQ FT / 104.2 SQ M
TOTAL = 5496 SQ FT / 510.6 SQ M (EXCLUDING CARPORT)

SITUATION
(All distances and times are approximate)
- Guildford 6 miles
- Woking 6 miles
- Godalming: 4.2 miles
- Brookwood Station 2 miles
  (London to Waterloo from 35 minutes)
- Woking Station 6.5 miles
  (London Waterloo from 23 minutes)
- M3 (Junction 3) 6.5 miles

Ground Floor

First Floor

Second Floor - Mezzanine

Office Barn

Office Barn

Bedroom 1
6.56 x 5.34
21'6 x 17'6

Bedroom 2
5.38 x 5.05
17'8 x 16'7

Bedroom 3
4.26 x 3.78
14'0 x 12'5

Bedroom 4
3.75 x 3.32
12'4 x 10'11

Sitting Room
7.14 x 7.02
23'5 x 23'0

Sitting Room
6.78 x 6.62
22'3 x 21'9

Snug
4.12 x 4.00
13'6 x 13'1

Pantry
3.03 x 2.47
9'11 x 8'1

Dining Room
5.39 x 4.32
17'8 x 14'2

Kitchen
4.35 x 3.82
14'3 x 12'6

Bedroom 1
6.56 x 5.34
21'6 x 17'6

Office
2.70 x 2.66
8'10 x 8'9

Mezzanine
7.03 x 3.78
23'1 x 12'5

Barn
9.00 x 3.50
29'6 x 11'6

Barn
4.28 x 3.50
14'1 x 11'6

Office Barn
5.40 x 4.26
17'9 x 14'0

Office Barn
6.56 x 5.42
21'6 x 17'9

Carport
5.66 x 5.20
18'7 x 17'1

(Not Shown in Actual Location / Orientation)

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OUTBUILDING = 1123 SQ FT / 104.2 SQ M
TOTAL = 5496 SQ FT / 510.6 SQ M (EXCLUDING CARPORT)
Services
We are advised by our clients that the property has mains water and electricity, gas fired heating, private drainage and broadband.

Local Authority
Guildford Borough Council. 01483 505050

Viewings
All viewings must be made strictly by appointment and only through the vendor's joint sole agents

Photographs taken: Summer 2015 and Winter 2017
Brochure produced: January 2017

Directions (GU24 0BN)
(please be aware that certain satellite navigations take you too far down Mill Lane).

From London, take the M3 west, crossing over the M25 and exiting at Junction 3. At the roundabout take the first exit onto the A225 signposted to Woking and Lightwater along the A322 for approximately 3 miles and reaching the traffic lights just beyond Biswoodbridge. Proceed straight on at the lights and under the viaduct bridge and turn right into Cemetery Road passing all the way to the village green in RH25. At the T junction, turn right by The White Hart, turn left and shortly afterwards turn right (just before the Village garage) into Mill Lane where the drive to The Mill House will be found after a short distance on the right hand side past The Mill House.

From Guildford, take the A225 signposted to Woking and after about 1.5 miles from the A322 junction, turn left signposted to Wokingham (Salt Box Road). At the next roundabout turn right (A225 Worplesdon/ Brigham). At the next roundabout turn right and continue through Worplesdon to the roundabout at the bottom (Fox Corner). Turn left signposted to Mill Lane and continue into the village.

On reaching the village, proceed straight over passing the Volvo garage on your left and straight after turn left into Mill Lane. Follow the directions as above.

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