

THE MILL HOUSE

TILFORD • SURREY







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In a rural setting, abutting the River Wey

Accommodation

Entrance Hall • Drawing room • Family room
Dining Room • Study • Kitchen • Breakfast room
Rear Lobby • Boiler/utility room
Cloakroom

Master bedroom with en suite bathroom
4 further bedrooms • Family Bathroom

Double garage with storage room above, further garaging,
outbuildings and stabling

Formal gardens and paddocks.

In all approximately 3.94 acres



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

The Mill House is situated in a wonderful country setting, off a country lane on the northern side of Tilford. The picturesque village of Tilford has a village green, 2 public houses and a village shop/post office.



(Distances and times approximate)

Tilford 1.5 miles

Farnham 3.7 miles

Guildford 13.6 miles

Central London 44.2 miles



Farnham 3.7 miles (London Waterloo 55 mins)

Guildford 13.2 miles (London Waterloo 34 mins)



Aldro, Shackleford (boys' prep school)

Frensham Heights, Frensham (co-ed private junior - senior)

Edgeborough, Frensham (co-ed prep school)

Prior's Field, Godalming (girls' private school)

St Catherine's, Bramley (girls' private school)

Charterhouse, Godalming (boys' private school, mixed 6th form)

Barrow Hills, Witley (co-ed prep school)

Cranleigh School (co-ed private school)



- A3 5.6 miles

- M25 (Junction 10) 20 miles



- London Heathrow 34 miles

- London Gatwick 46 miles



- Goodwood



- Cowdray Park



- Hankley Common, Tilford

- Hindhead

- West Surrey, Milford



- Chichester





The Mill House

The Mill House is a very striking country house that is located on the site of the former 'Tilford Mill' that dates back to 1217.

The house today is a much loved family house with attractive elevations and particularly, a lovely ironstone elevation with brick quoins on the western side.

The house is approached into an entrance hall with woodblock flooring and a beamed ceiling, with the staircase rising to the first floor. There are 3 principal reception rooms with a lovely formal drawing room, dining room and family room, all with fireplaces. The kitchen with its Aga, has an outlook over the River Wey and water meadows beyond.

On the first floor there are a total of 5 bedrooms and 2 bathrooms, all of which have a good outlook over the grounds and surrounding countryside.

The house offers further potential and the chance for an incoming buyer to place their own mark on a very attractive country house.



Outside

Adjacent to the driveway, on the eastern side of the house, is the barn style garaging with 2 up and over doors, with a storage room above. Next to this is a timber garage and adjoining garden store. The remainder of the outbuildings are in the south western corner of the grounds comprising stabling with 2 stables and a tack room, a substantial store, green house and summer house.

Gardens and Grounds

The Mill House is approached through a 5-bar gate into the gravelled driveway that swings past the garaging and house and then leads out to a second entrance. Located within this semi-circular area is an attractive lawned area bordered by stone walls with a central apple tree. On the western side of the house is a terraced area, which leads around to the northern side of the house abutting the River Wey. Adjacent to the terrace is a formal grassed area and this leads through beech hedging into a lawned area with beds. The remainder of the gardens are lawned, interspersed with mature trees including sycamore, oak and some fruit trees. Extending away from the gardens, on the western side, is the paddockland.

The gardens and grounds provide a delightful setting for The Mill House abutting the River Wey and in turn are surrounded by a truly country setting.

Services

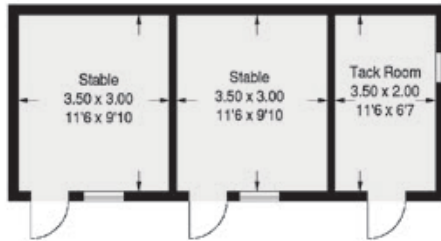
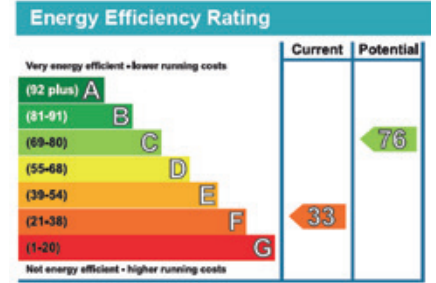
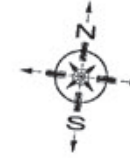
We are advised by our clients that the property has mains electricity, mains water and private drainage. LPG central heating.



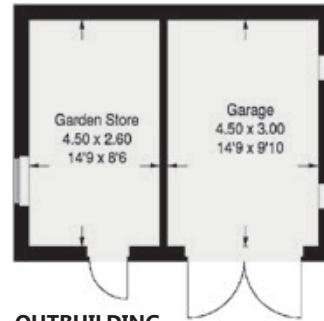
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

Approximate Gross Internal Floor Area

239 sq m / 2572 sq ft
 Garage :- 76 sq m / 818 sq ft
 Store :- 31 sq m / 334 sq ft
 Outbuilding :- 55 sq m / 592 sq ft
 Total :- 401 sq m / 4316 sq ft



OUTBUILDING



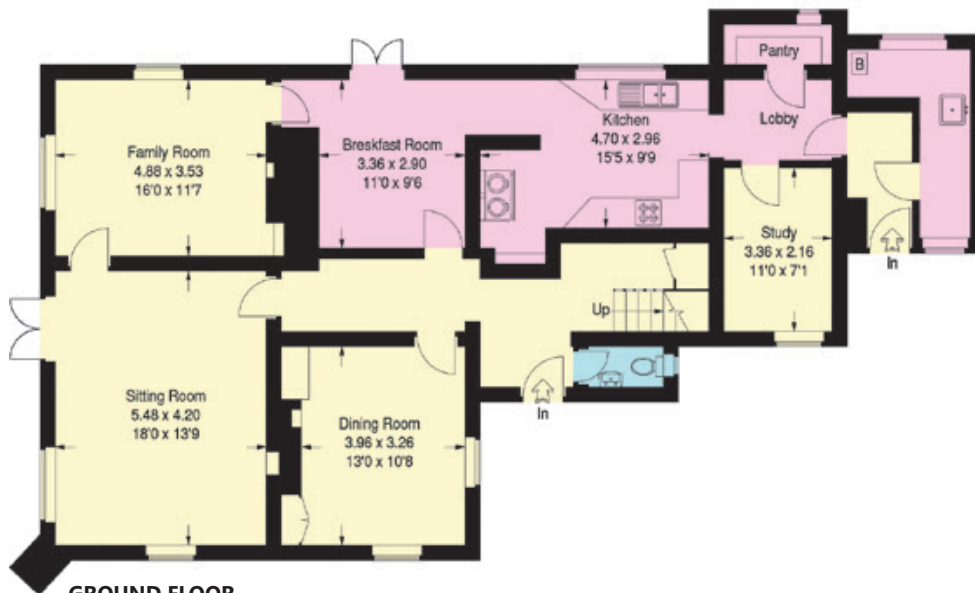
OUTBUILDING



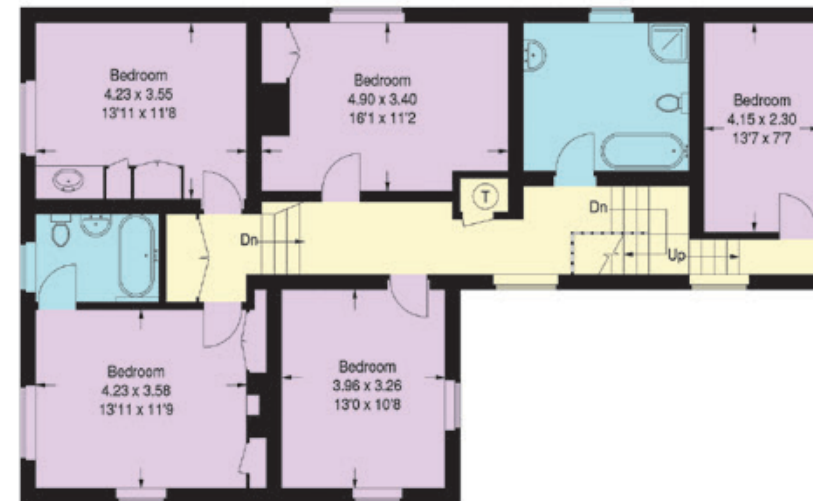
GROUND FLOOR - GARAGE



FIRST FLOOR - GARAGE



GROUND FLOOR



FIRST FLOOR



STORE

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

Local authority

Waverley Borough Council – 01483 523333

Viewing

Viewing is strictly by appointment only through Knight Frank.

Directions (GU10 2AQ)

From London, proceed south on the A3 bypassing Guildford. Continue on the A3 and exit at the Milford turning, signposted for Elstead and the B3001. Proceed through the village of Elstead following signs to Farnham along the B3001. Pass over the River Wey and continue on up the hill passing The Donkey Inn on your left hand side. After the brow of the hill, take the second turning on your left into Green Lane. At the next junction turn right and then after about 100 yards turn left into Sheephatch Lane. The Mill House can be found on the right hand side after 0.6 miles.



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Important notice

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Particulars and plans dated: March 2014. Photographs dated: Summer 2013.