

THE MILL HOUSE

SURREY



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A rare opportunity to buy an idyllic Grade II listed mill house in a charming setting

Farnham 2 miles (trains to London Waterloo from 53 mins)

Guildford 10 miles (trains to London Waterloo from 37 mins) • Farnborough Private Airport 10 miles

Heathrow Airport 33 miles • Distances and times approximate

Accommodation and amenities

Entrance hall • Drawing room • Music room • Dining room • Kitchen/Breakfast room
Sitting room • Utility room • Cloakroom • Cellar

Master bedroom with ensuite bathroom • 3 Further bedrooms • 2 Further bathrooms

Cottage comprising Kitchen, Drawing/Dining room, Two ensuite bedrooms

Swimming pool • Tennis court • Triple open bay garage • Gardener's cloakroom

Beautiful mature riverside gardens and grounds • Views over surrounding countryside

About 6.4 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.





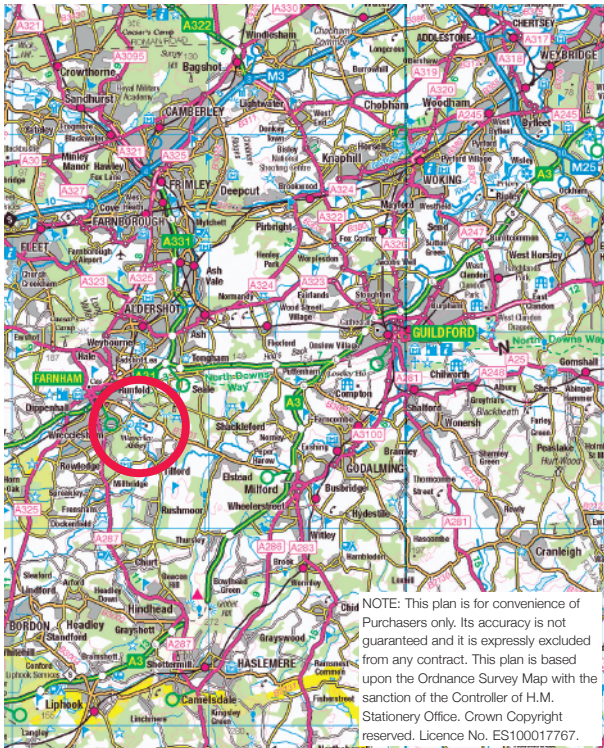


*Peace and privacy
in the heart of Surrey
less than two miles
from a mainline station*

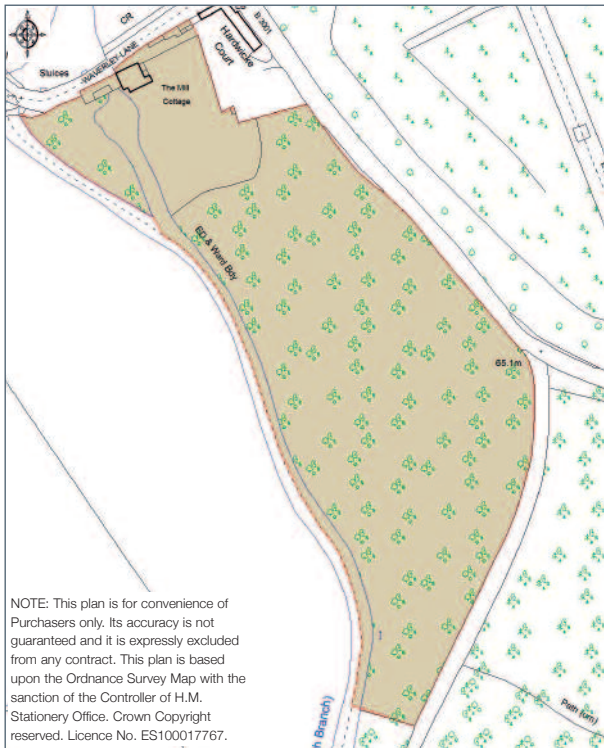








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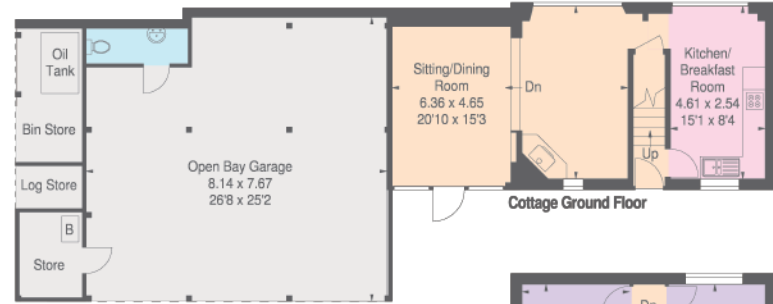
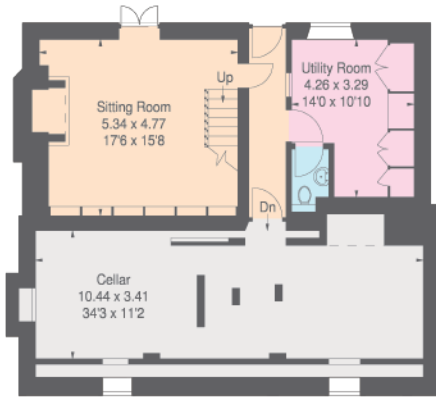




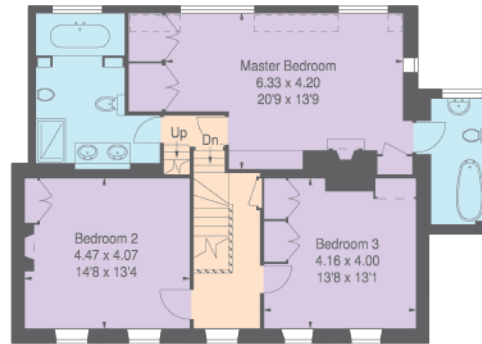
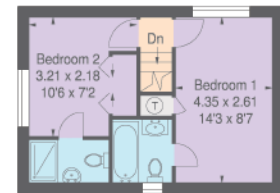
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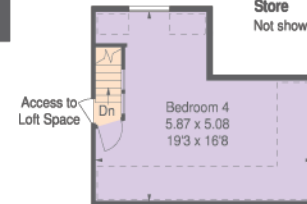
Approximate Gross Internal Area :-
 House = 346 sq m / 3723 sq ft
 (Including Cellar, excluding Void)
 Cottage = 74 sq m / 796 sq ft
 Open Bay Garage = 74 sq m / 796 sq ft
 Store = 14 sq m / 151 sq ft



Open Bay Garage
 Not shown in actual location/orientation



Store
 Not shown in actual location/orientation



— Reduced headroom below 1.5 m / 5'0"



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Tenure

Freehold.

Local Authority

Waverley Borough Council 01483 523333

Council Tax

The Mill House Band G. The Cottage Band A.

Services

Mains electricity and water.

Private drainage and oil fired central heating.

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale.

However, certain items may be available by separate negotiation.

Viewings

Strictly by appointment through Knight Frank.

Directions (GU9 8ES)

Heading south on the A3, take the A283 exit towards Milford/Petworth/Haslemere/Elstead. Take the third exit on the ensuing roundabout and the first exit on the second roundabout signposted towards Farnham and Elstead. Continue through Elstead for approximately 5 miles and the double wooden gates to the property will be found on the left hand side before a sharp left hand bend in the road.



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Important notice

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Particulars dated: April 2015.

Photographs dated: September 2014.

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