

Bourne

ESTATE AGENTS



Alton Road, Farnham, Surrey

Price Guide £1,395,000

Alton Road, Farnham, Surrey

A stunning and substantial Grade II listed seven bedroom detached former Mill reputedly dating back to the 13th century retaining a great deal of its original charm and period features there is over 8000sqft of versatile space with wonderful riverside gardens and further meadowland, in all approaching five acres, situated to the western outskirts of Farnham, within two miles of the mainline station.

To the ground floor there is an entrance hall with cloakroom and an inner hall with the main staircase to the first floor. The fantastic 48' triple aspect drawing room is ideal for entertaining with dividing archways, wood flooring, exposed beams, mill workings and exposed mill stones. There is a second staircase to the first floor, steps down to the 21' family room with its separate entrance, second cloakroom and French doors onto the 40' sunroom that has tiled flooring and four sets of patio doors onto the gardens. The 30' living room has a bay window, an exposed brick fireplace, oak flooring and exposed beams. The breakfast hall is off the living room with French doors onto the garden. There are stairs down to the large cellars and leads into the study and the 17' dual aspect dining room. The kitchen/breakfast room is fitted with an extensive range of oak units with an island, Karndean flooring, range oven and stable door onto the gardens.

To the first floor the master bedroom suite has wonderful views from its private balcony, a large dressing room and five piece en-suite bathroom. The 22' guest bedroom has a walk-in wardrobe and an en-suite bathroom. There are five further bedrooms, all of which are an excellent size with an en-suite shower room to bedroom seven, a further family bathroom and fabulous exposed beams, ladder and wheel in bedroom four.

The lower ground floor, in addition to the cellars and accessed via separate door to the front, is a wonderful store room with much of the working machinery left intact including the impressive wooden driving gear and shafting.

The riverside grounds extend to approximately five acres in all. The garden is walled to the front with a gravel drive providing off road parking for several vehicles that leads to the detached double width timber garage. There is a paved terrace off the kitchen, enclosed lawn areas. The Mill overlooks the Mill Race and has wonderful riverside gardens to the rear with a bridge to the small island, fishing rights and a large adjoining fenced meadow. NOTE. There is a public footpath along the drive which crosses the meadow.

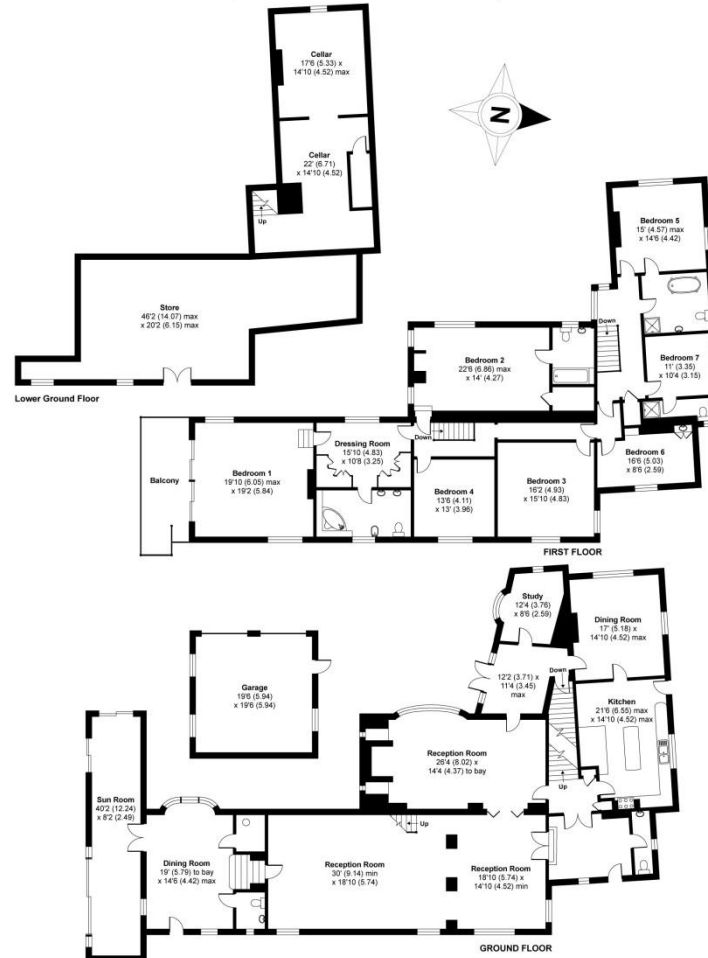
- Detached former Mill
- Seven double bedrooms
- Three bathrooms & shower room
- 22' Kitchen/breakfast room
- 48' Drawing room
- 27' Sitting room
- 40' Conservatory
- Heated swimming pool
- Detached double garage
- Ample driveway parking for several cars
- Riverside gardens & Meadowland of approximately five acres
- Former part business use
- No chain



Floor Plan

Wiley Mill House, Alton Road, Farnham, GU10

APPROX. GROSS INTERNAL FLOOR AREA 6949 SQ FT 645.5 SQ METRES
(INCLUDES GARAGE & EXCLUDES STORE)

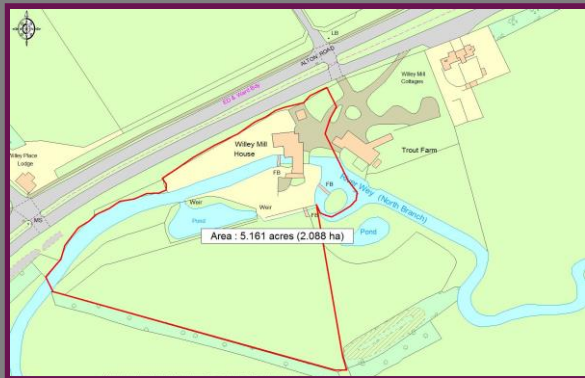


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

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Location

The property is situated to the western outskirts of Farnham, off the A31 within two miles of Farnham mainline station.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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