



Bowers Mill, Nr Guildford, Surrey







A truly **sublime country house** adjoining the River Wey yet close to the centre of Guildford.

Summary of accommodation

Reception hall | Dining room | Kitchen/breakfast room | Cloakroom | Utility room

Incredible first floor drawing room opening onto a balcony

Six bedrooms | Three bathrooms (one en suite)

Extensive outbuildings including stabling, garaging, sheds and a 40 ft Boat House

Tennis court

Sensational riverside gardens including a private island

In all about 3.55 acres

Distances

Guildford Town Centre 2.6 miles, Guildford Mainline Station 3.4 miles, A3 0.3 miles,
Woking (Waterloo from 23 minutes) 4.8 miles, London 30 miles

(All distances and times are approximate)



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Situation

Bowers Mill is discreetly tucked away surrounded by open farmland and the River Wey and opposite the Sutton Place Estate yet conveniently situated just to the north of Guildford and five miles south of Woking.

For commuters to London, access to the A3 is close by and there are excellent rail services from both Guildford Station (Waterloo from 35 minutes) and Worplesdon main line station (Waterloo from 30 minutes) which is about three miles. For daily requirements, Burpham shopping parade and Sainsbury's is within one mile whilst both Guildford and Woking offer more comprehensive shopping, educational and recreational facilities.

There are a number of wonderful walks along the River Wey and neighbouring countryside.

History

Bowers Mill was constructed at Bowers Lock by the 5th Duke of Sutherland as a laundry to serve his estate which he owned before selling it to John Paul Getty in 1959.

The property was subsequently converted into a private house in approximately 1945 and was purchased by our client's family in 1958.











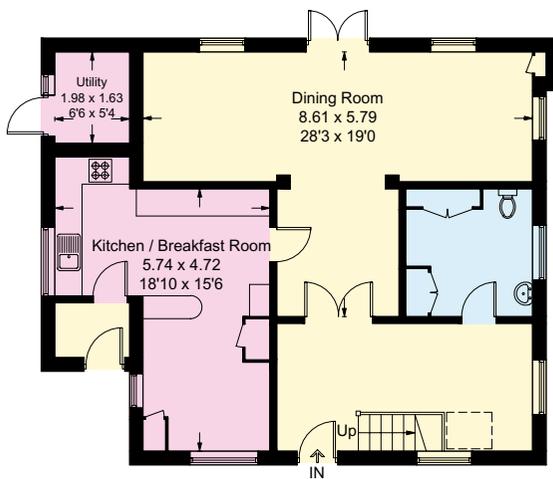
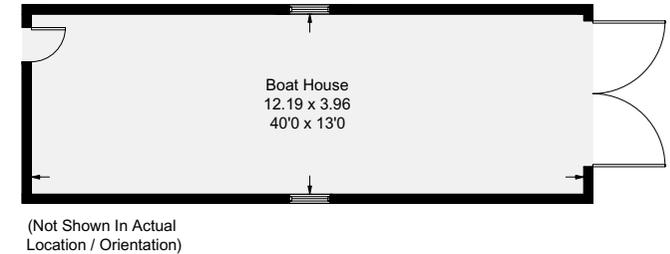
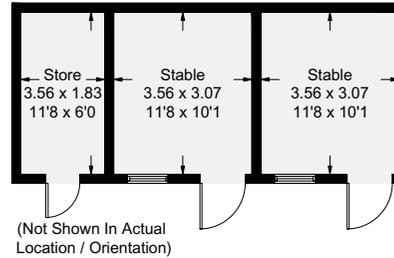
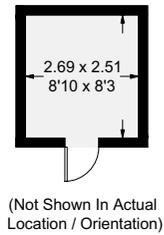
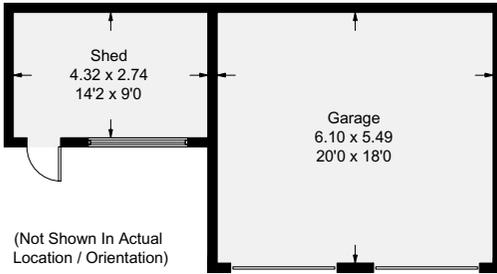


Approximate Gross Internal Floor Area
 304.7 sq m / 3280 sq ft (Including Utility)
 Outbuildings = 130.5 sq m / 1405 sq ft
 Total = 435.2 sq m / 4685 sq ft

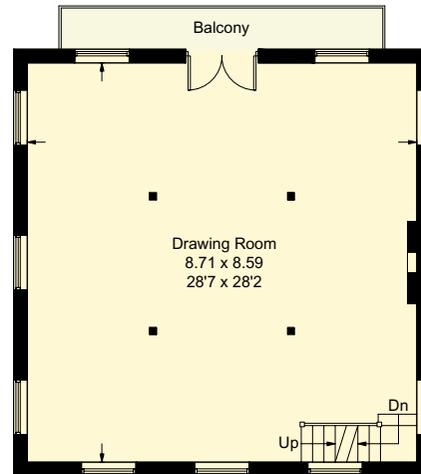
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

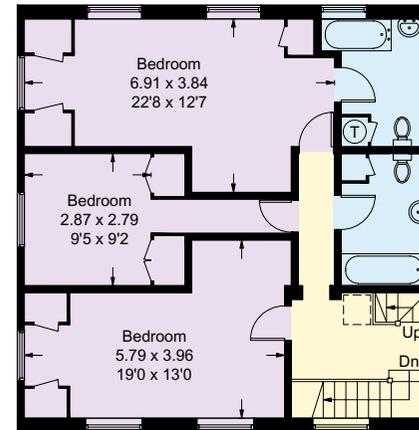
= Reduced headroom below 1.5m / 5'0"



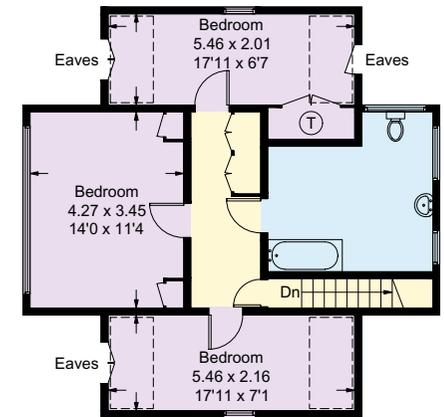
Ground Floor



First Floor



Second Floor



Third Floor





The grounds

It is rare to find grounds of this magnitude so close to Guildford offering stunning vistas and riverside walks. There are some beautiful plants and trees including many fine azaleas and rhododendrons planted by our clients. There are extensive areas of lawns which in turn lead to a field which also has vehicular access.

Overage

Please note that on completion there will be an overage on some of the land. This will be formalised at the point of agreeing the sale,

Services

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







Photo caption



Property information

Tenure: Freehold

Local Authority: Guildford Borough Council - 01483 505050

Council Tax: Band H

EPC: E

Viewing

Viewing strictly by appointment with the agent.

Directions (GU4 7ND)

Leave Guildford heading north along London Road with Stoke Park on the left. At the roundabout, take the second exit, continuing on the London Road. There are two further roundabouts, again you need to take the second exits to continue on the London Road and at the third roundabout take the first exit onto Clay Lane, signposted to the A3. Cross over the A3 and after a short distance, turn left into Bowers Lane. At the bottom of the hill, turn right and right again into the long private driveway which leads to the gates of Bowers Mill at the end.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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