



Mill Lane, Ripley **GU23**

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# A Grade II listed period property tucked away in a peaceful location

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Millstream House is a breathtaking period home that has been meticulously refurbished throughout and represents a superb family idyll.

The grounds approach 1.9 acres and include streams, bridges, formal gardens, a spacious self-contained detached annexe, a home office, and a gym with garaging. The interior perfectly combines the original features of the home with exposed brickwork, beams and open fireplaces complemented by the tasteful decor and luxurious fittings throughout.

Ground floor accommodation is plentiful and overlooks the gardens and streams. The bespoke kitchen is fitted with an Aga, hand-painted cabinets, and stone worktops and opens to the dining room. There is a triple-aspect drawing room with an open fireplace, a large bright family room and a superb snug that overhangs the Millstream.

To the first floor, the light landing area leads to the sumptuous principal bedroom suite with a dressing room, guest suite, and a large bedroom and bathroom. The second floor offers an additional large bedroom suite and loft storage.

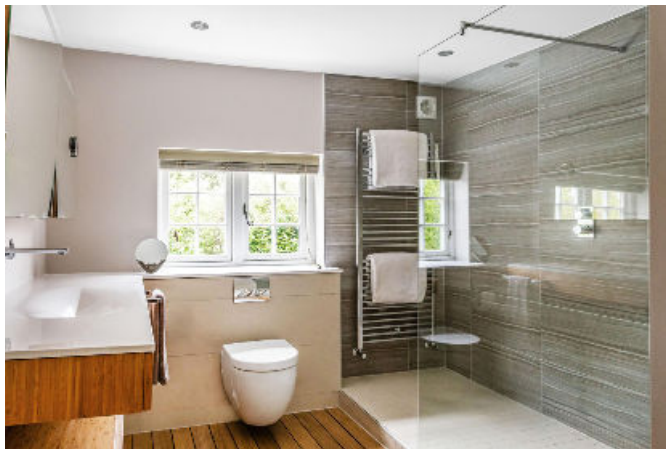
Tenure: Freehold

Local Authority: Guildford Borough Council

Council Tax: H









Externally, the property offers huge flexibility; the detached barn houses an incredible light-filled one bedroom annexe with vaulted ceilings, a bespoke kitchen and a luxurious bathroom. There is also a separate home office, which opens on to the gardens and allows views over the streams and fields. A large gymnasium completes the additional accommodation.

Approached via a gated entrance, parking is plentiful with a garage and carport. The grounds are simply stunning, with bridge crossings, a sun terrace, a summer house and storage. The views are uninterrupted across the adjoining fields.

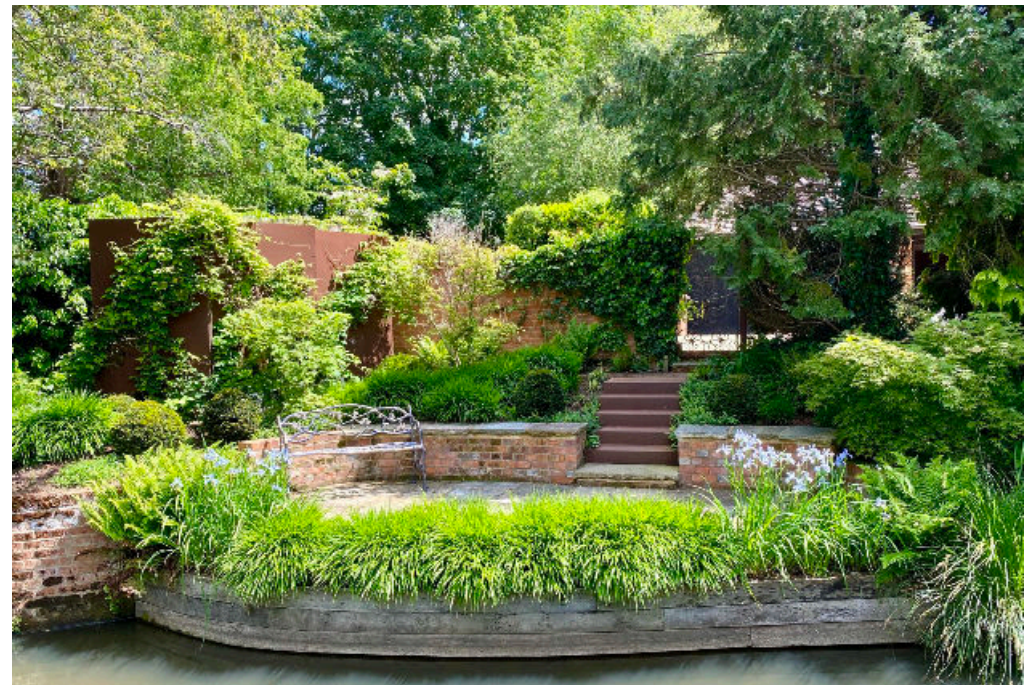
Close by is the village of Ripley, a trendy, enjoyable village again adorned with period cottages and listed buildings that line the high street with specialist shops, an excellent new farm shop and bistro, public houses, a supermarket, hotel, and the village green also hosts a very popular Farmers Market.







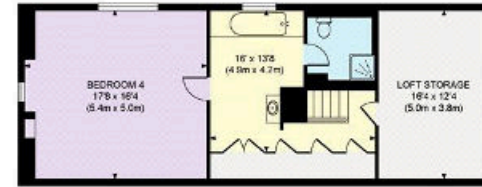
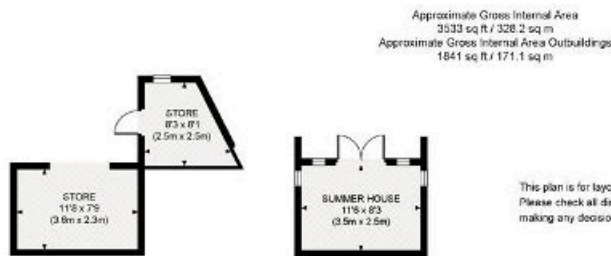
The nearby towns of Cobham and Guildford provide a wide selection of restaurants, shopping, and entertainment, supplemented by a fast train service to London and the southwest.











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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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