

Milhanger





A **magnificent property** beautifully refurbished with incredible entertainment rooms, indoor swimming pool, equestrian facilities and a Grade II listed Mill House.

Summary of accommodation

Millhanger

Ground Floor: Entrance hall | Cloakroom | Drawing room | Dining room
Study | Kitchen/breakfast/dining area | Laundry | Boot room | Utility room
Three WC's | Informal dining area | Second kitchen | Cinema room
Workshop | Wine store | Secure gun room

Lower Ground Floor: Billiards room | Office | Wine cellar | Store room | Loggia

First Floor: Seven bedrooms | Four bathrooms, two en suite | Kitchen | WC
Media/great room with balcony

Second Floor: Principal suite – Bedroom | Dressing room | Sitting room
Bathroom | Study | WC

Indoor Leisure Complex

Heated swimming pool | Gymnasium | Steam room | Changing room with
showers and WCs

Annexe Staff Flats 1 & 2

Flat 1: Kitchen | Living room | shower room | bedroom

Flat 2: Kitchenette | Bedroom | Bathroom

Outbuildings

Tennis court | Stables with ten loose boxes | Manège | Hay barn & stores
Two additional stables used as kennels | Six car open bay garage | Party Barn
(with permission as ancillary accommodation)

Cosford Mill – Grade II listed

Four bedrooms | Two bathrooms (one en suite) | Sitting room | Study | Kitchen
First floor study area | Utility room | WC | Balcony | Storage | Attic

In all about 74.50 acres

Distances

Milford 3.9 miles (6km), M25/Wisley 18 miles (28km)

Portsmouth 33 miles (52km), Central London 40 miles (64km)

Guildford mainline station 10 miles (16km) – trains to London Waterloo
from 35 minutes (All distances and times are approximate)



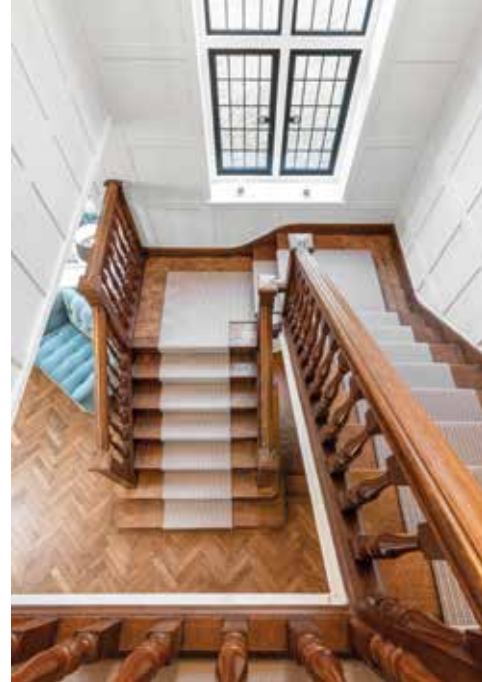
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Situation

Dating back to Saxon times, the village of Thursley is situated to the west of the main road connecting London and Portsmouth. This quintessential English village features a 12th century parish church, the Three Horseshoes pub, a village hall, a nursery school, and a cricket pavilion. More details are available on the village website at www.thursley.org. Thursley is surrounded by vast woodland, heathland, and farmland, much of which is part of the Thursley Nature Reserve or owned by The National Trust. The village is also located within The Surrey Hills Area of Outstanding Natural Beauty.

Just one mile from Thursley, the historic estate of Milhanger sits in a dramatic elevated position within its own extensive grounds, offering spectacular views. The estate boasts a charming hidden valley with a tumbling stream and lake, a former mill house, beautifully landscaped gardens, and adjacent woodland teeming with spring flowers and abundant wildlife.



Milhanger

Constructed in 1907, Milhanger was designed by Harold Falkner, a renowned architect from Farnham known for rebuilding much of that charming town. Roger Taylor, the drummer of the rock band Queen, extended the property during his tenure from 1979 to 2003. Recently the property has been sympathetically upgraded, preserving many of the original features, such as the attractive fireplaces and superb oak staircase, whilst all windows have been replaced with matching double glazing. The layout has been re-designed to give more light and better flow throughout the house. The standout addition is the re-building of the orangery off the kitchen with bi-fold doors, giving expansive living space both inside and out. Milhanger is perfect for grand-scale entertaining as well as relaxed family living and offers an array of comfortable sitting rooms, study, cinema and bar.

The bedroom accommodations are equally impressive, especially the expansive principal suite on the second floor. A discreet staircase leads from the first floor to a vaulted room that includes an elegant bedroom with a fireplace, a generous sitting area, a semi-open-plan dressing room, an en suite bathroom, and a study. Dormer windows throughout the valley side of Milhanger offer dramatic views.







Approximate Gross Internal Floor Area
Lower Ground Floor 1,023 sq ft /95.07 sq m
Ground Floor 10,246 sq. ft /951.88 sq m
First Floor 6,735 sq. ft /625.74 sq m
Second Floor 1,781 sq. ft /165.46 sq m
Total Gross Internal Area 19,785 sq ft / 1,838.1 sq m

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.





Cosford Mill

Within the estate and with its own access drive, there is a Grade II listed former water mill that has been restored and converted to provide characterful accommodation comprising four bedrooms, two bathrooms (one en suite), first floor sitting area, Kitchen/dining room, sitting room, study, utility room/wc





Cosford Mill

Approximate Gross Internal Floor Area
Outbuilding 65 sq ft / 6.01 sq. m
Ground Floor 1,226 sq ft / 113.89 sq m
First Floor 1,283 sq ft / 119.21 sq m
Second Floor 1,015 sq ft / 94.33 sq m
Total Gross Internal Area 3,589 sq ft / 333.45 sq m

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Garden and Grounds

The property is approached through an electric operated gate set on brick piers, via a long, private gravelled drive leading to a forecourt and parking area in front of the house. There is a six car open bay garage.

The drive and forecourt are flanked by lawn, evergreen hedges, shrubs and many mature rhododendrons and trees. While open and spacious, there is a very pleasant, private feel.

The main grounds lie mainly to the south and east of the property, including formal landscaped gardens close to the house, with terraces on different levels accessed through doors from the principal rooms. Paths lead down from the gardens into the valley, meandering through areas of woodland past the stream and lakes.

A spur off the drive leads to a stable yard with ten loose boxes, store rooms and an all-weather manège. Beyond the formal gardens, the remaining grounds comprise 28 acres of fenced paddocks and a variety of mixed woodland.



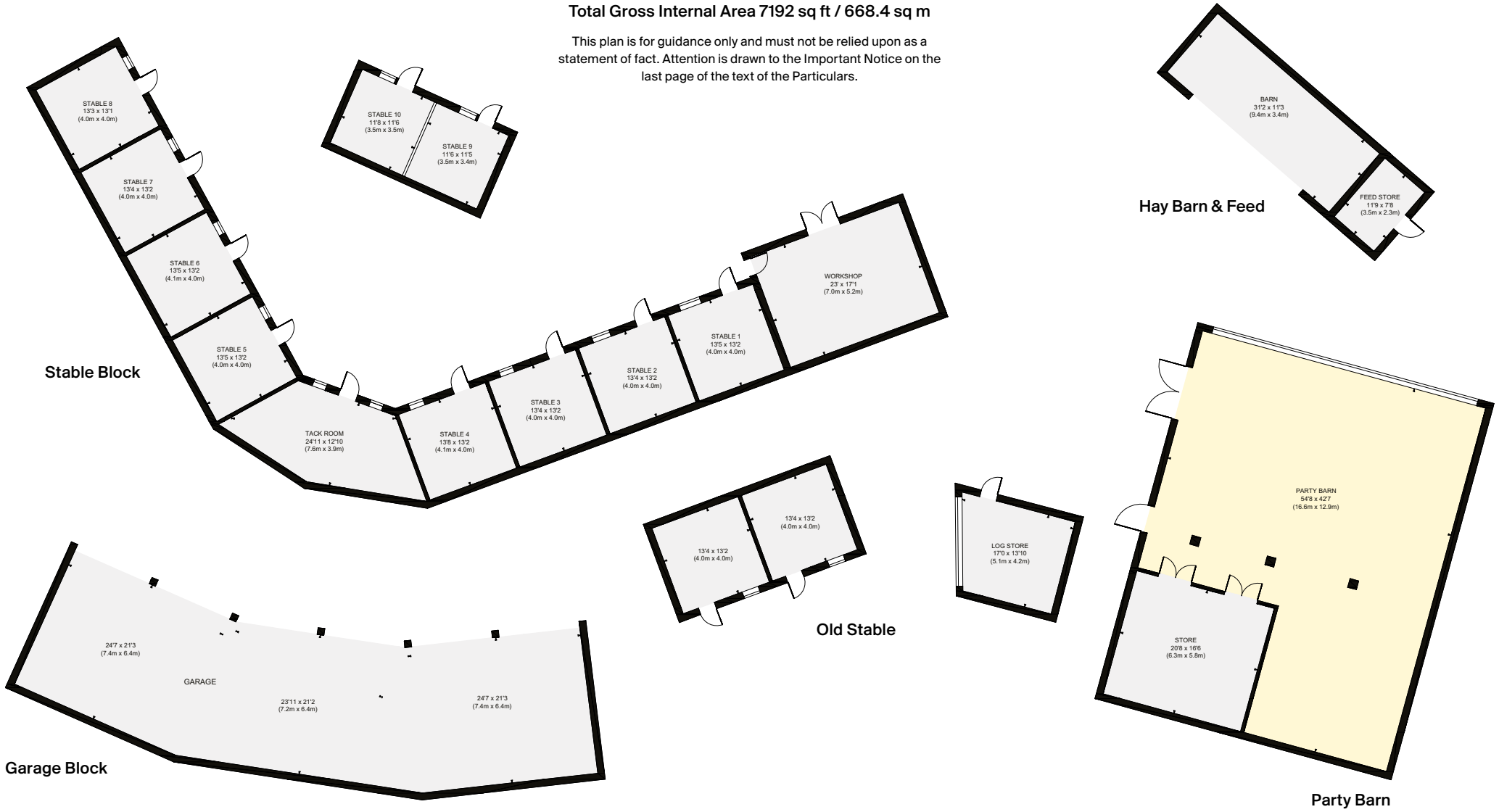


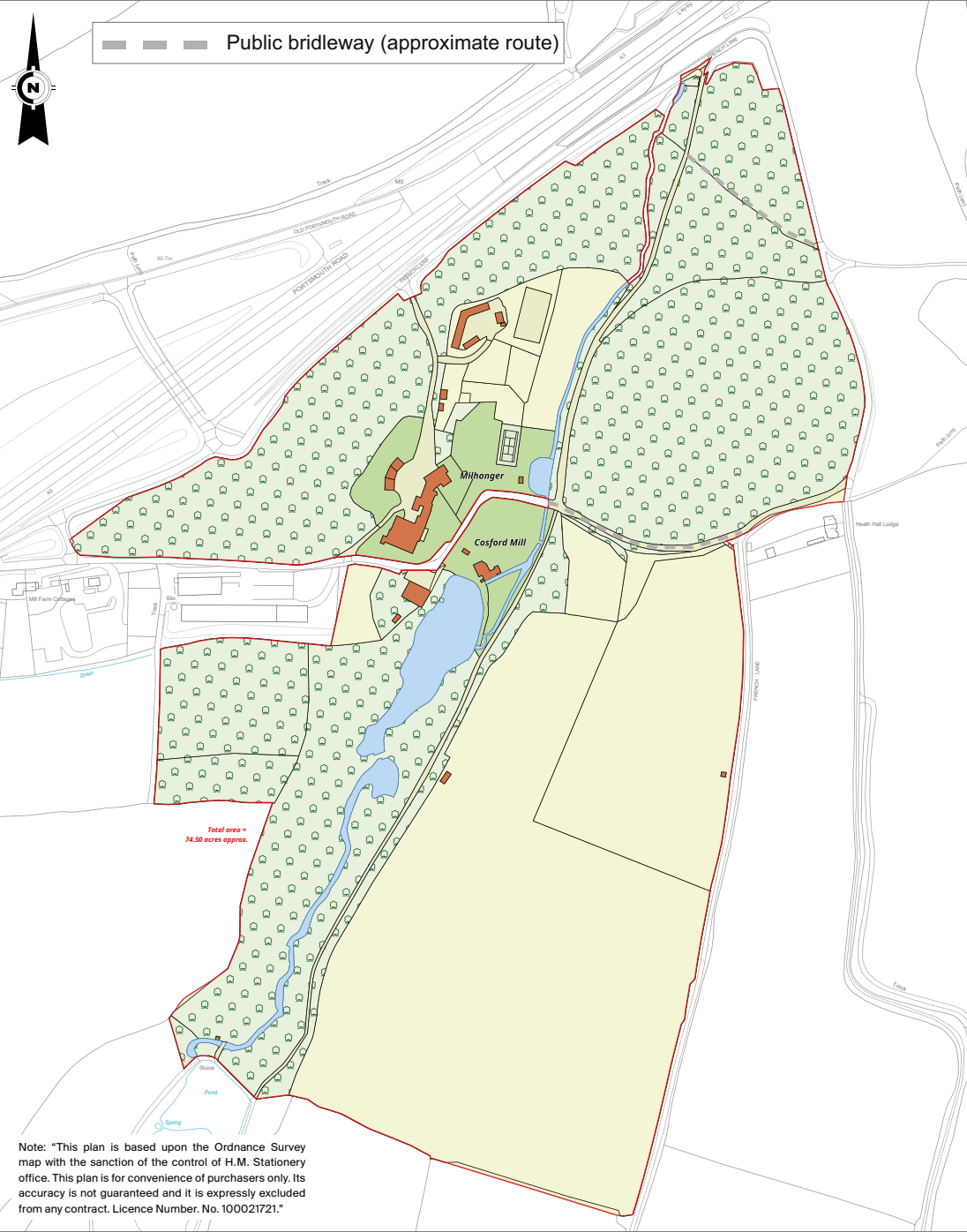
Outbuildings

Approximate Gross Internal Floor Area
Stable Blocks 2430 sq. ft 225.8 sq. m
Hay Barn & Feed Store 447 sq. ft 41.6 sq. m
Old Stable 274 sq. ft 25.5 sq. m
Garage Block 1712 sq. ft 159.1 sq. m
Party Barn 2329 sq. ft 216.4 sq. m
Total Gross Internal Area 7192 sq ft / 668.4 sq m

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





Services

Main house - Mains water and electricity. Oil fired central heating.
Private drainage.

Milhanger annexe/cottage - Same heating system as main house.
Separate electricity meter.

Cosford Mill - Oil fired central heating, private drainage, mains water and electricity.

Party barn - Oil fired central heating (Currently out of commission)

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Milhanger: Band H

Milhanger Cottage: Band D

Cosford Mill: Band G

EPC Rating: Milhanger: E

Milhanger Cottage: D

Cosford Mill: Grade II Listed



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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