

AMBERLEY FARMHOUSE

Milford



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

Grade II listed farmhouse dating from the early 16th century

5 bedrooms

3 reception rooms

Farmhouse kitchen and traditional Dairy

Rare historic smoke chamber

Original period features

All in a plot of about 1.2 acres including a paddock and stables

Access to miles of prime commonland ideal for walking, cycling and country pursuits virtually on the doorstep

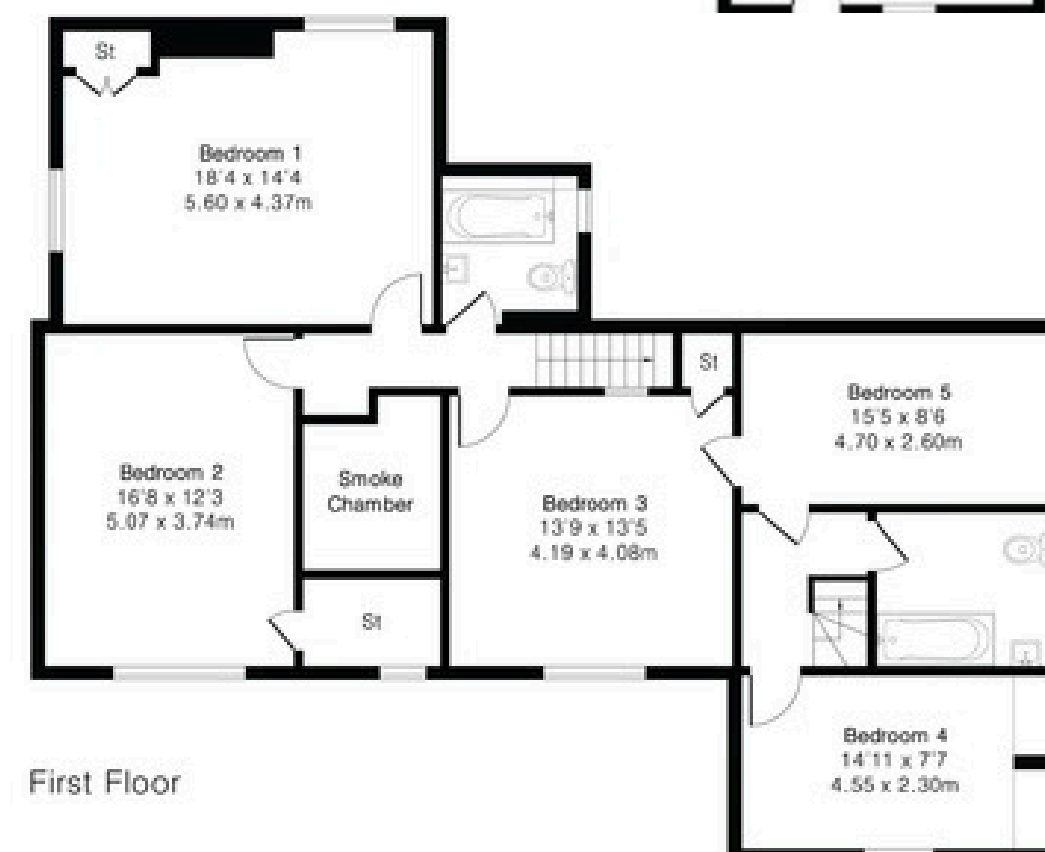
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Approximate Gross Internal Area 2647 sq ft - 246 sq m

Ground Floor Area 1384 sq ft – 129 sq m

First Floor Area 1263 sq ft – 117 sq m



Tenure: Freehold. **Council Tax Band:** G. **EPC:** F



FROM THE AGENT



Amberley Farmhouse has been in the same family since 1972, having originally formed part of an old dairy farm and dates back to the Tudor period, with later additions made over the centuries. This is a Grade II listed home where the setting and history are inseparable.

From the moment you arrive, there's a genuine sense of the property's agricultural heritage, reflected in the exposed timber framing, incredible inglenook fireplace and the rare surviving smoke chamber that has endured for centuries.

The accommodation is both generous and versatile, with scope for a new owner to sensitively modernise parts of the house while preserving the character that makes it so distinctive.

Set within approximately 1.2 acres, the gardens, paddocks and stabling create an exceptional setting for country life. With access to Hankley Common and its renowned network of sandy tracks and bridleways, this is a rare opportunity to acquire a historic Surrey farmhouse that combines architectural heritage, equestrian appeal and outstanding potential.

Warmly

Andrew

Andrew Blagden,
Associate





CHARACTER FEATURES

The reception rooms are arranged around a welcoming entrance hall, setting the tone for the character that continues throughout the house. Exposed oak beams, original timber framing and traditional tile-hung elevations are complemented by leaded windows and period detailing, creating a home that has retained its historic integrity while adapting to modern family life.

The principal sitting room is a particularly inviting space, with double-aspect bay windows drawing in natural light and offering views across the gardens. Alongside this is an impressive dining room, centred around an exceptional inglenook fireplace that provides a striking focal point and reinforces the room's long history as a place for gathering. A further, more intimate sitting room offers a quieter retreat, making the layout equally suited to everyday living as it is to entertaining.

Adding to the home's versatility are two separate staircases, reflecting its evolution over the centuries and supporting the flexible arrangement of the accommodation. Throughout the house, exposed beams, original fireplaces and historic architectural features serve as constant reminders of its Tudor origins, including the rare surviving smoke chamber that provides a fascinating link to the building's agricultural past.





FARMHOUSE KITCHEN

At the heart of the home are two kitchens, each with its own distinct character and purpose. The primary kitchen is a traditional farmhouse kitchen, positioned alongside the original dairy and offering generous proportions for everyday family life. Exposed beams, views across the gardens and ample space for cooking and informal dining reinforce its authentic country character.

The second kitchen is well equipped with all the essentials and enjoys direct access to the garden. Rich in character with exposed beams of its own, it offers excellent flexibility and could continue as a fully functioning kitchen or be reconfigured as a utility room and boot room, subject to any necessary consents.

This versatility complements the layout of the house, whether supporting the existing annexe, multi-generational living or simply enhancing day-to-day life in a country home.





BEDROOMS & BATHROOMS

The first floor provides five bedrooms arranged across two wings, creating a natural separation between family and guest accommodation. Several rooms retain exposed structural timbers and period detailing, while the generous principal bedroom enjoys a particularly private position within the house.

The two bathrooms serve the accommodation well in their current form, and there is clear scope to modernise and upgrade both the bathrooms and some of the bedrooms to suit individual tastes.

Any future alterations would be subject to the necessary Listed Building Consent and any other relevant permissions, allowing the next owner to enhance the accommodation while respecting the home's considerable architectural heritage.



GARDEN & GROUNDS

Set within approximately 1.2 acres, the gardens and grounds provide a fitting setting for the farmhouse. Mature trees, established planting and open lawns surround the house, with gravel pathways linking seating areas and entrances to create a natural connection between the home and its outdoor spaces.

Beyond the formal gardens, the land opens onto a paddock with stabling and traditional outbuildings, making the property particularly well suited to those looking to keep horses at home. The combination of gardens, grazing land and equestrian facilities offers a genuine country lifestyle, while preserving the character and setting of this historic home.

Few locations combine accessibility and countryside as successfully as Amberley Lane. Hankley Common is accessible virtually from the doorstep, offering miles of sandy tracks, open heathland and established bridleways that are widely regarded among Surrey's finest riding routes.

The surrounding Surrey Hills, Thursley Common and extensive network of footpaths also provide outstanding opportunities for walking, cycling and enjoying the landscape. The nearby Milford village and Godalming town offer excellent day-to-day amenities and educational facilities together with direct rail services into London and the coast.





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