

BOWERS MILL LODGE

Guildford



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

Victorian Lodge dating from approx 1873

2 Bedrooms

Bay fronted living room

2 Bathrooms

Kitchen

Dining room

Utility room

No onward chain

Set in a plot of approx 0.15 acres

Opportunity to modernise

Road and rail connections nearby

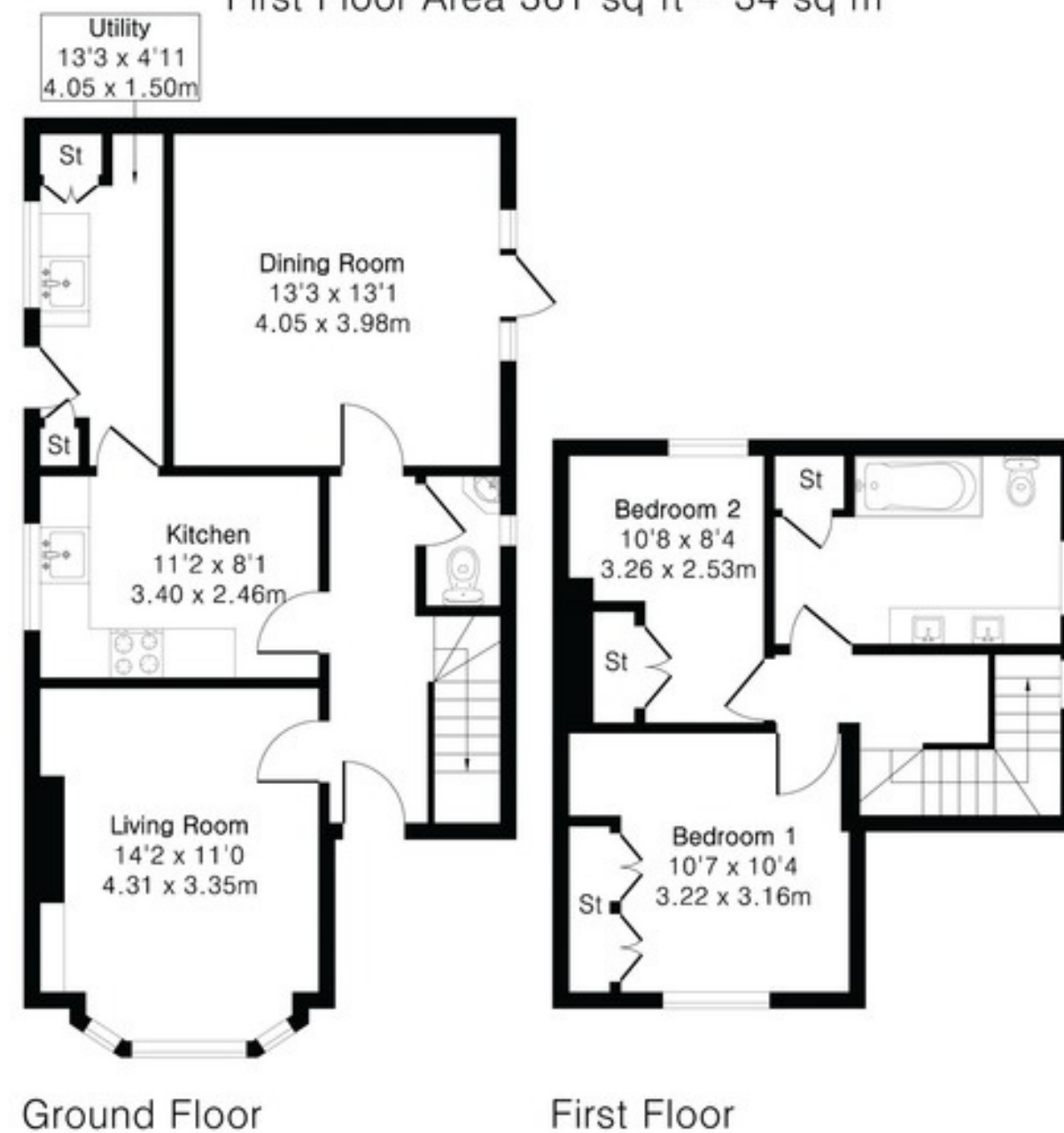
Tenure: Freehold. **Council Tax Band:** F **EPC:** E



Approximate Gross Internal Area 959 sq ft - 90 sq m

Ground Floor Area 598 sq ft – 56 sq m

First Floor Area 361 sq ft – 34 sq m



FROM THE AGENT

The history and setting are what set Bowers Mill Lodge apart. Standing beside the Wey since at least the 1870s, it now occupies a remarkably secluded position.

The accommodation itself is modest and now requires updating. That is really where the opportunity lies. With gardens around the house and such an unusual setting, there is scope for someone to look at the building afresh and potentially alter or extend it, subject to the necessary permissions.

Warmly,

Chris

Chris Dean
Director



A LITTLE HISTORY

Bowers Mill Lodge forms part of a fascinating pocket of Guildford's history, occupying a wonderfully secluded position beside the River Wey Navigation and the former Bowers Mill.

The Lodge is shown on Ordnance Survey mapping dating from 1873, when it stood alongside the old Burpham Lane and served as the lodge to the neighbouring mill. Bowers itself has a considerably longer history, with milling recorded here from the early 18th century and the site used at different times for paper, corn and linseed production.

Milling eventually ceased in the early 20th century, after which the mill, mill house and lodge were acquired by the Duke of Sutherland, owner of the neighbouring Sutton Place estate. The original mill was later demolished and a new building constructed on its site as a laundry serving Sutton Place.

The setting has changed considerably since. Burpham Lane once crossed the Wey immediately beside the Lodge, connecting Burpham with Jacobs Well. Changes to the road network in the early 1980s left this stretch as the quiet Bowers Lane we know today, giving the Lodge its particularly private and tucked-away position.

What remains is an intriguing link to the area's past: a Victorian lodge beside the Navigation, surrounded by open countryside and with a history closely intertwined with Bowers Mill, the River Wey and the Sutton Place Estate.



THE OPPORTUNITY

Bowers Mill Lodge has remained in the same ownership for several decades and now offers the chance to approach the house with fresh eyes.

The entrance hall sits at the centre of the ground floor, with two separate reception rooms arranged either side. At the front, the living room has a broad bay window and fireplace, while the dining room sits to the rear with glazed doors opening directly into the garden.

The accommodation now requires modernisation, but the existing arrangement provides a clear starting point. There is scope to rethink how the ground floor works and potentially alter or extend the house, subject to the necessary permissions.





KITCHEN & UTILITY

The kitchen is arranged with units along two sides, with a wide window above the sink bringing in plenty of natural light. A door leads through to the adjoining utility room, which provides useful space for preparation and storage, as well as a practical spot for muddy wellies and dogs with direct access outside.

As part of a wider scheme of work, the kitchen and utility could be reconfigured to make more of their position and connection with the rest of the ground floor.

ACCOMMODATION

The first floor has a simple arrangement of two bedrooms and a bathroom, with views across the River Wey adding something particularly special from this level.

The principal bedroom is a generous double with a wide window overlooking the surrounding landscape and a substantial run of fitted cupboards. The second bedroom has its own outlook and sits separately across the landing.

The bathroom completes the first floor and, like the rest of the house, provides an opportunity for a new owner to update the space as part of a wider scheme of improvements.





THE GARDEN

The garden has real potential and offers several distinct areas to work with. Opposite the dining room, a walled section creates a more enclosed space that could become a defined terrace or feature garden, making more of the direct connection with the house.

The garden then extends around the other side of the Lodge, with mature boundaries and space to develop different areas over time.

Combined with the River Wey and open countryside immediately around Bowers Mill, it is a setting particularly well suited to a family who enjoys spending time outdoors.

The property is approached through double gates, with parking within the grounds.





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