



ENTON MILL
ENTON, SURREY



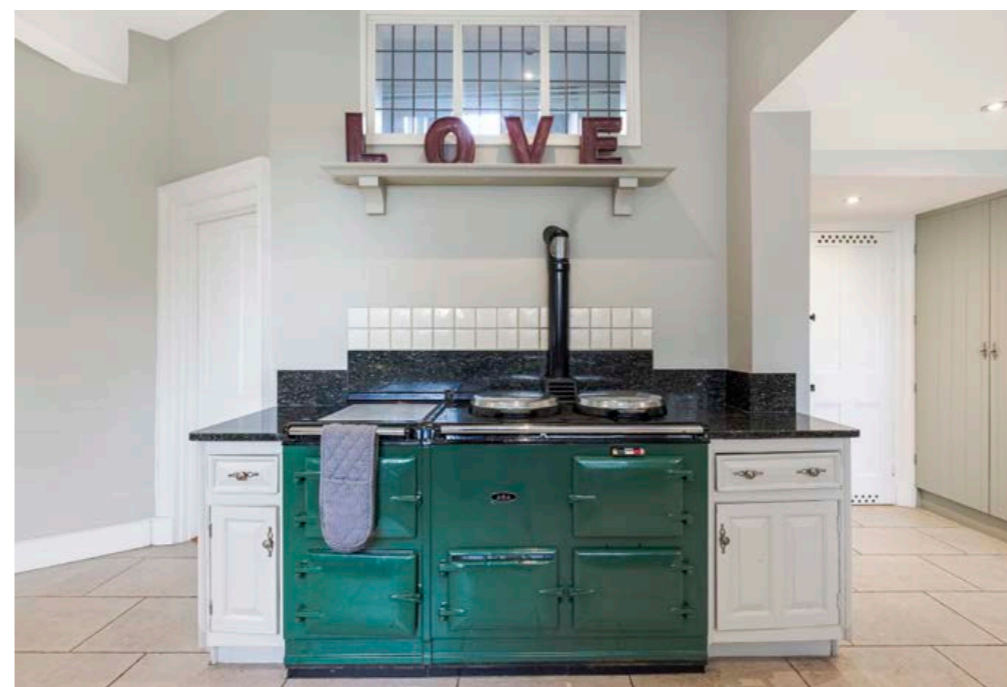
A STRIKING ATTACHED GRADE II LISTED PROPERTY IN A WATERSIDE SETTING

Entrance hall | Drawing room | Dining room | Study | Television room | Playroom/office with shower room and kitchenette
Kitchen/breakfast room | Utility room | Two cloakrooms

Principal bedroom with dressing room and en suite bathroom
Guest suite with shower room | Three further bedrooms | Family bathroom

Cellar | Garage | Two garden stores
Formal gardens | Woodland | Mill pond
Paddock | Hard tennis court | Stables

In all approximately 4.72 acres



SITUATION

Enton Mill occupies a very special position, amidst some of the most beautiful countryside in West Surrey, overlooking Upper Enton Lake and also its own mill pond.

Whilst it sits in the Hamlet of Enton, the nearest facilities are in the adjoining village of Witley having a village shop and public house. More extensive facilities are available in the small country town of Godalming with various shops including a Waitrose and Sainsbury's, plus a variety of restaurants approximately 4 miles away.

There is an outstanding selection of schools in the area, including Witley Junior School, Rodborough, Chandler Church of England School, Barrow Hills and King Edward's all in Witley. Aldro, Charterhouse, Priors Field, Godalming College, Cranleigh School, Royal Grammar School, Tormead, St Catherine's amongst many others.

Recreational opportunities include golf at several local clubs, including West Surrey, Milford and Hurtmore. There is shooting and fishing at several local venues, polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and

sailing at Frensham Ponds and Chichester Harbour. The Surrey Sports Park boasts professional-level training facilities. Further leisure and entertainments centres can be found at the Spectrum Leisure Centre in Guildford and centres at Godalming and Haslemere provide a good range of activities.

The immediate surrounding countryside offers walking, cycling and riding opportunities in areas that include Hydon Ball and The Devil's Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

Distances:

Witley village centre 0.5 miles, Witley Station 2 miles (London Waterloo from 55 minutes), Godalming 4.1 miles, Godalming Station 3.8 miles (London Waterloo from 43 mins), Milford Station 1.5 miles (London Waterloo from 47 mins), Guildford 9 miles (London Waterloo from 35 mins), Central London 39.9 miles.

Roads: A3 Milford 3 miles, M25 (Wisley Junction 10) 18.3 miles.

Airports: London Heathrow 30.5 miles, London Gatwick 42.2 miles. (Distances and times approximate)

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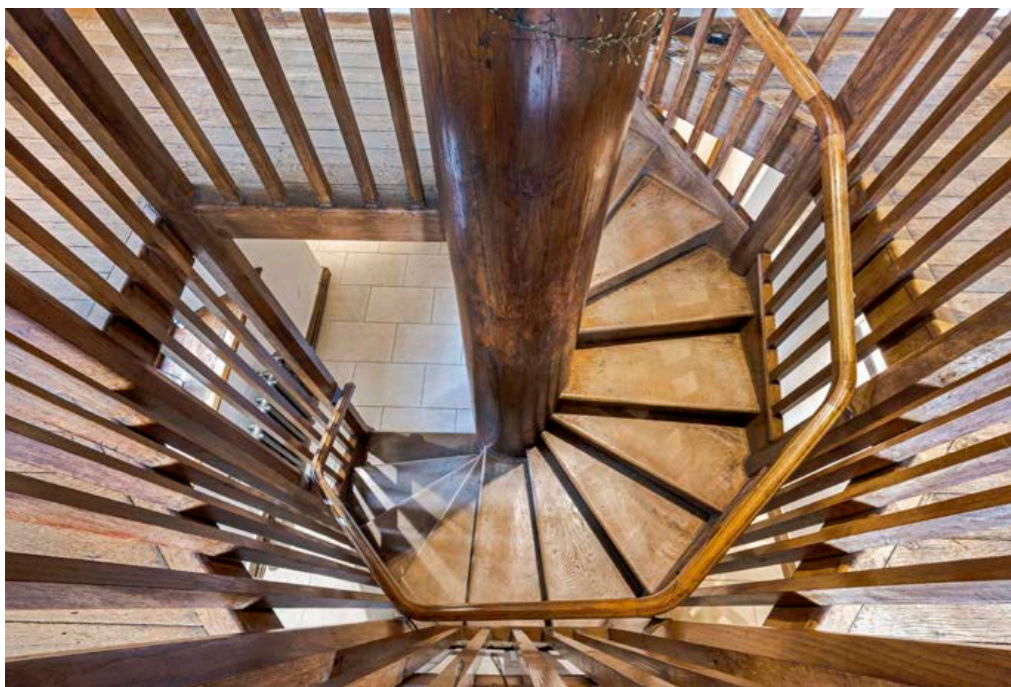
Enton Mill is a fascinating example of an attached Grade II listed former mill dating back to the 17th century. The mill was converted and extended to provide a family home in circa 1903 with Edwardian proportions.

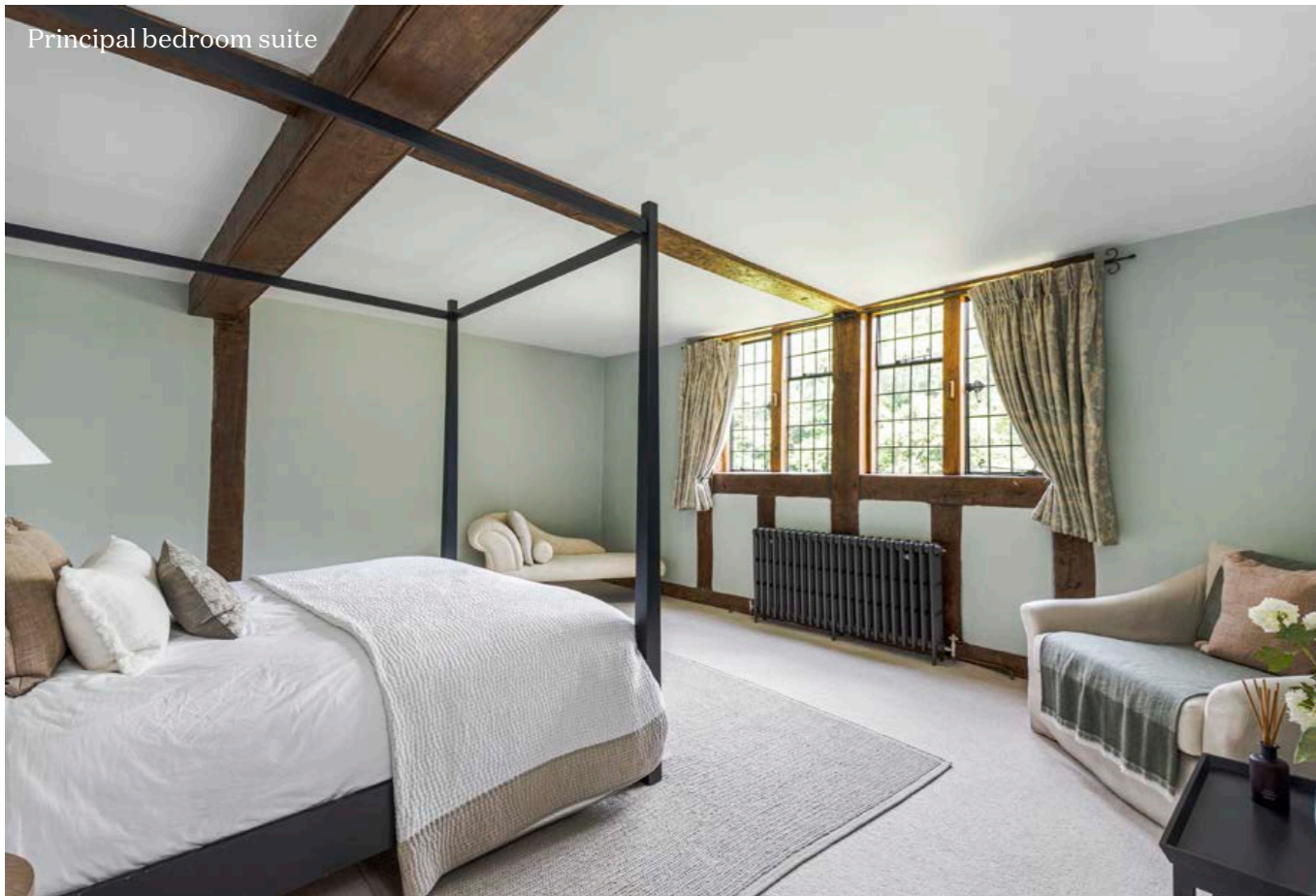
In 2015 the house was thoughtfully refurbished and upgraded including insulating and re-roofing and it now offers so much period charm. Since our clients purchased the house in 2020, further changes have been made to the interior, creating a bright and modern finish ideal for entertaining.

The drawing room is a substantial entertaining room adjoined by the impressive part-panelled dining room, both of which overlook the lake. In addition, there is a substantial kitchen/breakfast room with an Aga and a high ceiling. The playroom/office which has an adjoining kitchenette and shower room, offers great potential as a separate annexe area.

There is a good balance of bedrooms and bathrooms which have been updated and of note is the substantial principal bedroom suite, with a very generous sized dressing room with wood burner.









OUTBUILDINGS

There is a garage, two garden stores and access down to the cellar/boiler room.

GARDEN AND GROUNDS

Abutting the rear of the house is a loggia and terrace and the level lawns extend to the lake. This area is interspersed with shrub borders and creates a most wonderful lakeside setting.

A path leads from the lawns to an elevated walkway, above the lake, which runs through a bluebell wood and rhododendron walk to a parkland garden beyond. There is also a useful outbuilding with vehicular access in this area.

Situated to the south-west is a paddock, tennis court and stables.



PROPERTY INFORMATION

Agent's note: Please be advised that an adjoining neighbour has an option in the future to create an accessway just inside the easterly boundary of the paddock.

Services: We are advised by our clients that the property has mains water, electricity and oil-fired central heating. The wastewater system is the responsibility of Thames Water

Local Authority: Waverley Borough Council – 01483 523333

Energy Performance Certificate: Rating: Band E

Council Tax Band: H

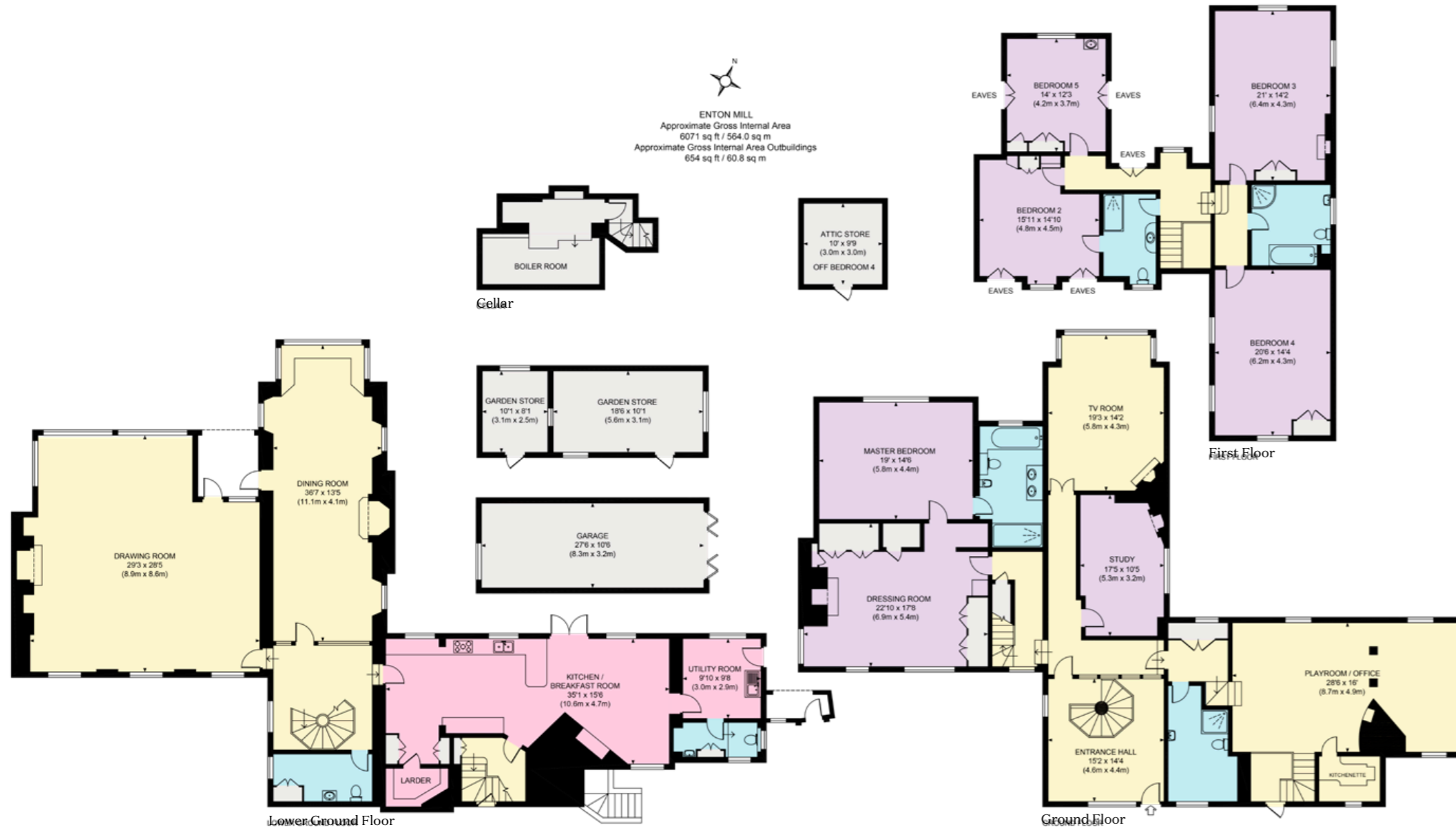
Tenure: Freehold

What3Words: Mimes.skill.reassured

Directions (Postcode: GU8 5AH): From Guildford proceed south bound on the A3 and after 8 miles take the left exit to Milford. Proceed through Milford and pass through the two sets of traffic lights following signs for the A283. At the subsequent roundabout take the second exit signposted A283 to Petworth, Witley, Chiddingfold. Proceed into the village of Witley, passing the shops on your right and take the left turning into Mill Lane.

Follow this lane to the bottom where it swings around to the left hand side where Enton Mill will be found on your left. If using a satnav, enter GU8 5LZ to reach Mill Lane as above.

Viewings: Viewing is strictly by appointment through Knight Frank.



Approximate Gross Internal Area
Main House: 6,071 sq ft / 564.0 sq m
Outbuildings: 654 sq ft / 60.8 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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