

Mill House, Chiddingfold, Surrey







An elegant country house on the fringes of Chiddingfold.

Summary of accommodation

Main House

Reception hall | Drawing room | Dining room | Family room
Study | Sun room | Kitchen/breakfast room | Rear hall
Boiler room | Two cloakrooms | Cellar

Principal bedroom suite | Four further bedrooms
Two further bathrooms

Outbuildings

Period barn housing garaging, wood store and workshop
Various outbuildings

Garden and Grounds

Covered swimming pool | Tennis court
Garden and grounds

In all about 4.19 acres



Knight Frank Guildford
2-3 Eastgate Court
High Street, Guildford, Surrey
GU1 3DE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Nigel Mitchell
01483 617916
nigel.mitchell@knightfrank.com

Situation

Mill House is located on the western fringes of Chiddingfold, one of the most sought-after villages in Surrey. Based around its village green, Chiddingfold which is within 1 mile, has a post office, general stores, coffee shop, traditional butcher and two public houses. The village also benefits from a well-regarded primary school as well as an active community centre with a village hall, doctor's surgery and various sports clubs.

Local shopping: There is an excellent range of general shopping and services at Haslemere, Cranleigh and Godalming. Guildford provides an even more comprehensive range of shopping, leisure and cultural amenities, including theatre, cinema and sports centre.

Schools: Private schools in the area include King Edward's at Witley, Prior's Field, Charterhouse, Cranleigh, Brookham and Highfield, Liphook and St Catherine's at Bramley, amongst many others. The village also has a primary and nursery school.

Mill House is superbly located, with the A283 at Chiddingfold connecting to the A3 providing a fast link into London. Fast and frequent rail services to London are available from Haslemere, Witley, Milford and Godalming.

Chiddingfold has its own cricket and golf clubs and there are a number of other good golf clubs within easy reach including Hankley Common, Liphook and further afield, The Wisley, Queenwood, The Royal Mid-Surrey, Sunningdale and Wentworth. There is polo at Cowdray Park, racing and flying at Goodwood and sailing all along the south coast, including Chichester Harbour and the beautiful beach at West Wittering. The area also offers ample opportunities for walking and riding in the beautiful Surrey Hills.





Distances

Chiddingfold village centre 1 mile, Milford 6 miles (London Waterloo from 47 mins), Godalming 8 miles (London Waterloo from 43 mins), Haslemere 4.4 miles (London Waterloo from 57 mins), Guildford 12.5 miles (London Waterloo from 36 mins), Central London 44 miles

Roads: A3 Milford 7 miles, M25 (Wisley Junction 10) 21 miles

Airports: London Heathrow 34 miles, London Gatwick 31 miles (via M25), Farnborough 21 miles

(Distances and times approximate)

Mill House

Mill House is a Grade II listed house that is believed to date back to 1750. Since then, a classical Georgian elevation was added to the front. The property has all the hallmarks of a house of this era, with some sash windows (some with shutters), spacious reception rooms with high ceilings and panelled doors.

The house is approached into the reception hall with a lovely staircase rising to the first floor. The two reception rooms in the Georgian part both have fireplaces. In addition to the sitting room, which has an old brick floor and a wood burning

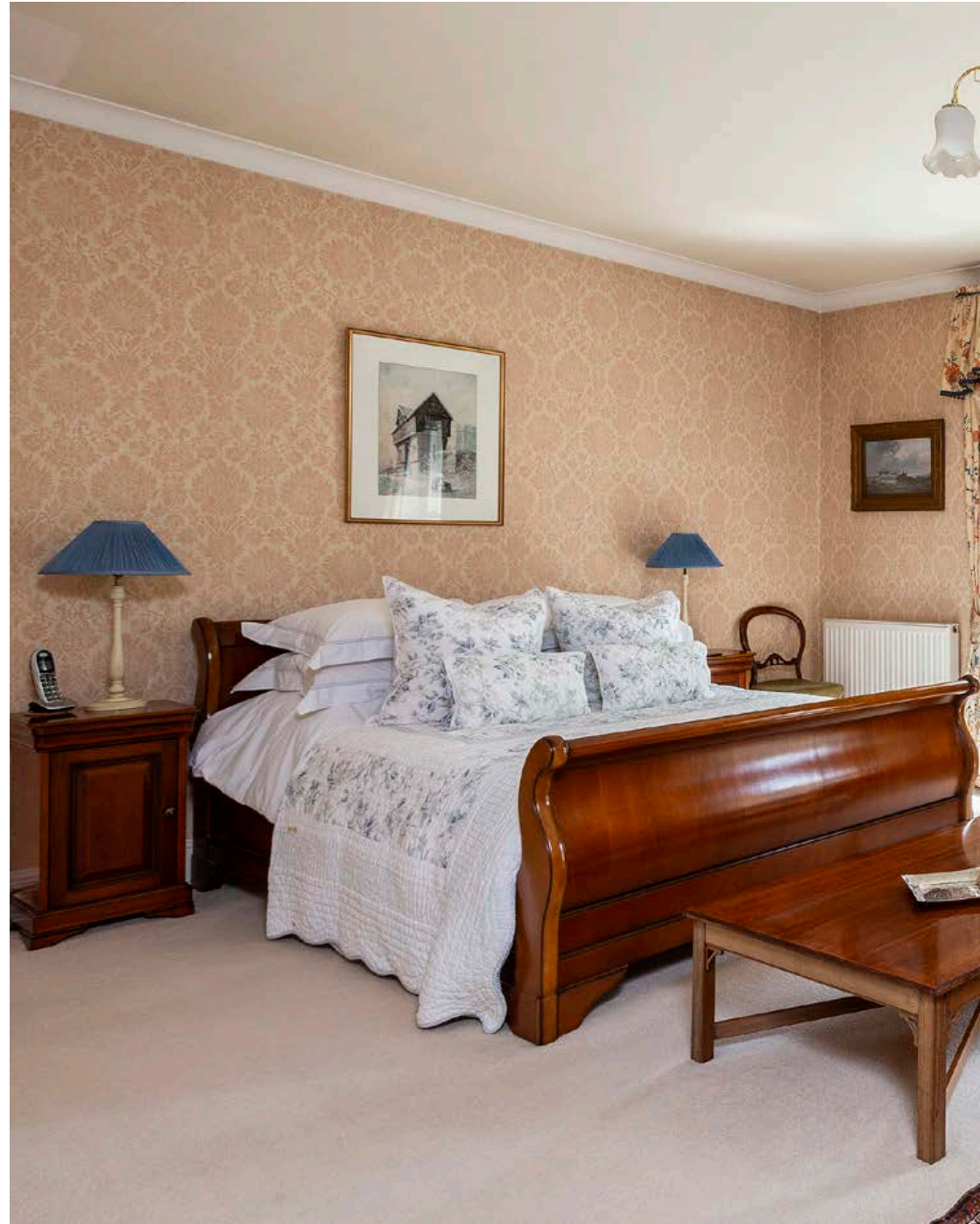
stove, is the sun room with folding doors along the south western side, overlooking the garden. The kitchen breakfast/room has an Aga, with the study beyond.

On the first floor is a good balance of bedrooms and bathrooms with the principal suite having a dressing room.

Mill House offers an incoming buyer the opportunity of placing their mark on a very special country house that is positioned on the southern fringes of this sought after village.













Outbuildings

Situated to the south of the house is the period barn that comprises garaging for two cars, a workshop and attached car port/wood store.

To the rear of this are two stables and a greenhouse. Beyond this are two garden stores within a brick building.

Adjacent to the swimming pool, with its retractable pool enclosure, is an outbuilding with the oil tanks and a shower room, plus a store housing the working for the swimming pool.

Garden and grounds

Mill House is approached through wrought iron gates into a brick and stone driveway fronting the barn. A tarmac driveway fronts the house with mature hedging and camelias along the front boundary.

Abutting the rear of the house is a York stone terrace with a wisteria clad pergola, with the lawns beyond. On the south western side is a raised water feature with a fountain. On the opposite side of the house is the swimming pool area and substantial terrace area. There is also a secondary vehicular access out of the property.

The mature gardens of Mill House are a huge feature of the property with azaleas, acers, roses, hydrangeas, magnolias, a flowering cherry and rhododendrons, in addition to fruit trees and mature oaks. Winding its way through the gardens to the tennis court in the norther corner is a brick pathway. On the southern side is a field planted with younger trees providing a parkland setting.







Approximate Gross Internal Floor Area

Main House: 3,882 sq. ft / 360.64 sq.m

Outbuildings: 566 sq. ft / 52.57 sq.m

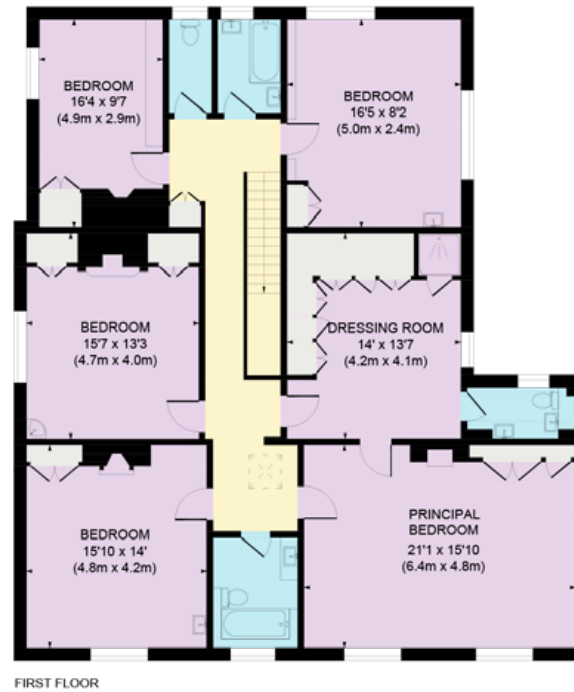
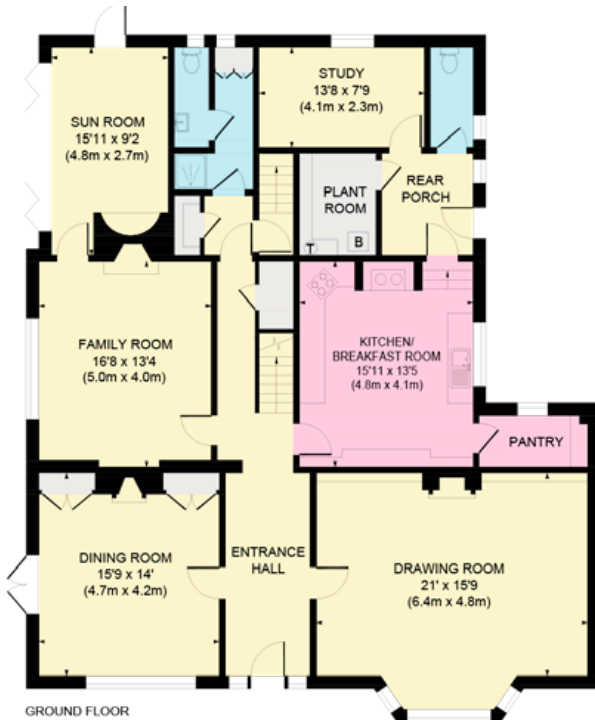
Barn / Mezzanine: 1,343 sq. ft / 124.8 sq.m

Swimming Pool: 1,426 sq. ft / 132.49 sq.m

Stables: 355 sq. ft / 32.94 sq.m

Total: 7,572 sq. ft / 703.4 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.





Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity, private drainage, oil-fired central heating. The swimming pool is heated by an air source heat pump. The Aga is fuelled by oil.

Local Authority & Council Tax Band: Waverley Borough Council
01483 523333. Band H

Directions (Postcode: GU8 4SL)

From Guildford, head south on the A3 and take the Milford exit. 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 and Chiddingfold. Remain on this road through Witley passing King Edward's School on the right and then straight down into the village of Chiddingfold. Continue on the A283 through Chiddingfold passing both The Crown and The Swan public houses on the left-hand side. Follow the road for one mile and Mill House will be found on the right-hand side.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



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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