



Millmead, Bramley, Guildford, Surrey







An **important Grade II listed** country house designed by Sir Edwin Lutyens for Miss Gertrude Jekyll.

Summary of accommodation

Entrance vestibule | Hall | Drawing room | Dining room | Bedroom with en suite shower room | Kitchen/dining room

Utility room | Pantry and boot room | Attached 38'6 garage | Cellar

Four further double bedrooms | Study | Two further bathrooms | Kitchen

(it would be possible to create a self-contained flat with internal access)

Extensive attics

Two pavilions | Summer house and a further summer house/store all designed by Lutyens

Sensational gardens laid out by Gertrude Jekyll

In all about 1.1 acres

Distances

Bramley village 0.2 miles, Guildford 3.5 miles, A3 5.5 miles, Godalming to London Waterloo (35 minutes)

(All distances and times are approximate)



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Location

Millmead is situated in a fantastic village setting on the south-western edge of Bramley, which offers a good range of shops for everyday needs, 2 churches and public houses. More extensive facilities are available in Guildford, which is about 3.5 miles to the north, offering a wide range of shopping, educational and recreational facilities including the Yvonne Arnaud theatre and the Spectrum Leisure Centre. The A3 at Guildford provides easy access to London and connections to the national motorway network, Heathrow and Gatwick airports.

There are excellent schools within the area including St. Catherine's in Bramley, Priorsfield and Charterhouse in Godalming and Cranleigh School in Cranleigh.

The surrounding countryside is some of the finest in the county and includes the Thorncombe Valley which is very close to the house.





History

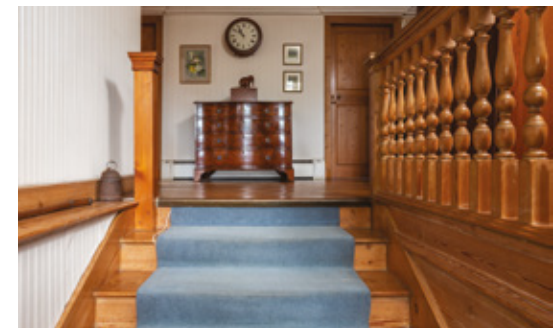
In 1848 the Jekyll family moved to Bramley House in Surrey, three miles south-east of Guildford. Gertrude spent her childhood exploring the local area. She wrote “I was always strong and active in my limbs ... I had no girl companions ... It was therefore natural that I should be more of a boy than a girl in my ideas and activities, delighting to go up trees, and to play cricket, and take wasps’ nests after dark, and do dreadful things with gunpowder ... but when my brothers went to school I had to find my own amusements.” With the “dear old pony, Toby, and the dog Crim” she would “wander away into the woods and heaths and along the little lanes and bye-paths of [the] beautiful country.”

At Bramley House, as well as exploring the extensive main gardens of the house which included “a large rambling shrub garden with broad turf paths” and “two parterres with spring flowers, followed by the usual bedding plants and some well-filled plant-houses”, Gertrude and her sister were given their own gardens, long strips of ground end to end, backed by a bank topped by a hazel hedge, with a shallow ditch at its foot, and divided by a hedge of sweet-peas. The “cool face of the bank was a grand place for Ferns and Foxgloves, Primroses and Columbines”.

In 1904, Miss Jekyll commissioned Sir Edwin Lutyens to design Millmead as a speculative development where she created the gardens.

To quote part of the listed building description from Historic England, Millmead is a “small Country House dating from 1904-7 by Sir Edwin Lutyens for Gertrude Jekyll, in mixed Vernacular and early Georgian classical styles. Coursed and part snecked Bargate sandstone with red brick quoins and dressings, some tile-on-edge decorations over windows and to the eaves, plain tiled roofs, some hipped, sweeping down to eaves and hipped out over dormers”.

Country Life Magazine dated May 11th 1907 featured an article on Millmead House. A copy of the four page write up with black and white illustrations and sketch drawings of the house (exterior and interior) is available from Knight Frank.





Owned by our clients for over 50 years, Millmead now provides a rare opportunity to purchase a piece of architectural and gardening history which although requiring modernisation, has the most incredible bones and architectural features in which to create a perfect family house.





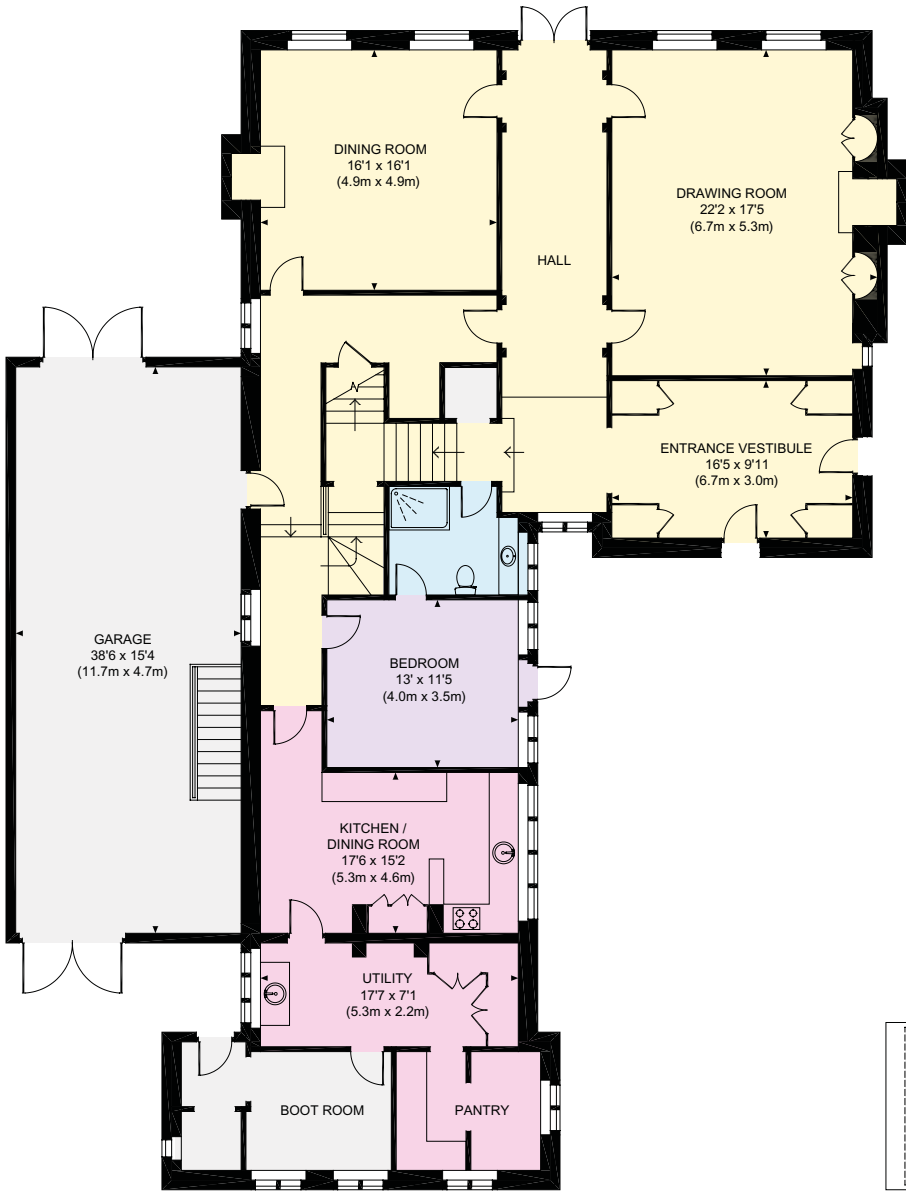




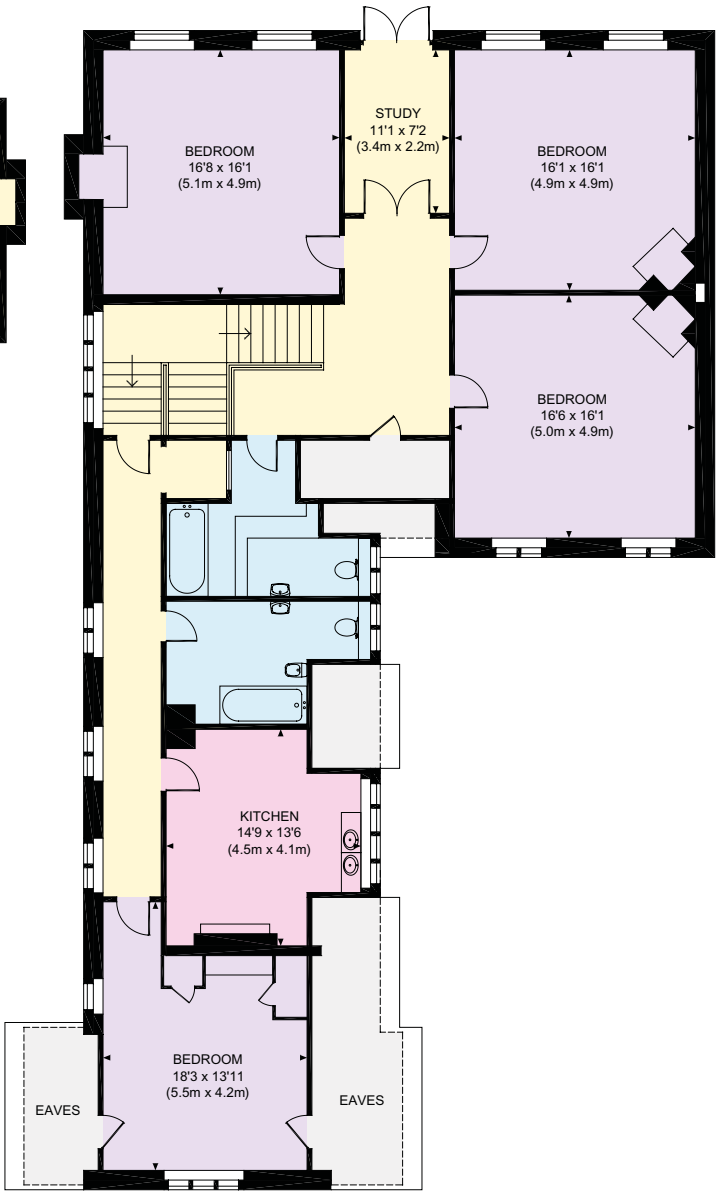
Approximate Gross Internal Floor Area
4,891 sq ft / 454.4 sq m
Outbuildings: 260 sq ft / 24.1 sq m

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.

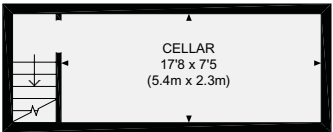
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



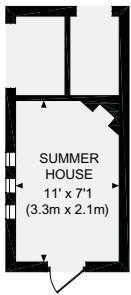
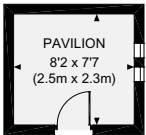
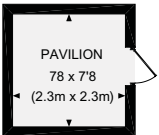
Ground Floor



First Floor



Lower Ground Floor

















Services

The vendors advise us that the property has all mains services.

Viewing

All viewings are strictly by prior appointment only with the agent.

Local Authority

Waverley Borough Council – 01483 523333

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Directions (GU5 0AT)

From Guildford, proceed south on the A281 through the village of Shalford to Bramley. At the roundabout in the centre of Bramley by the petrol station, turn right into Snowdenham Lane towards the hamlet of Thorncombe Street. The high Bargate stone wall and wrought iron gates to Millmead will be found on the left hand side after about 0.1 miles.



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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Particulars dated May 2022. Photographs dated May 2022.

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