

STANDFORD MILL

STANDFORD, HAMPSHIRE



savills

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*Beautiful Mill House set in private
glorious grounds*

Standford Mill

Entrance hall • Drawing Room • Study • Dining Room
Kitchen/Breakfast Room • Cloakroom
Master Bedroom with En Suite
4 Further Bedrooms • Family Bathroom

Standford Mill Cottage

Entrance Hall • Sitting Room • Dining Room • Study
Kitchen • Three Bedrooms • Family Bathroom

Outbuildings

Three Open Car Parking Bays • 2 Storage Rooms

Gardens and Grounds

Rose Garden • Water Meadows • Woodland • Ponds
Streams and Lakes • Formal Lawns
Established Gardens

In all about 10.66 acres





SITUATION

Liphook 3.5 miles (London Waterloo 1 hour 3 minutes), Haslemere 7.5 miles (London Waterloo 56 minutes), Farnham 9 miles, Guildford 19 miles, Petersfield 11 miles (London Waterloo 67 minutes), London 49 miles. All distances are approximate.

Standford is a rural hamlet situated in some delightful countryside just north of Liphook in Hampshire. Liphook village provides for everyday needs with local shops, a post office, two supermarkets and main line station.

The Georgian town of Farnham, Guildford and Petersfield are all close by, providing an excellent range of shopping and recreational facilities.

There are mainline stations providing good access to London Waterloo at Liphook (from 1 hr 3 minutes and Haslemere 56 minutes). The A3 is within easy reach providing swift access to the M25 and national motorway network as well as Heathrow, Gatwick and Southampton airports and the coast.

There is a range of schools in the area including Bohunt in Liphook, Churchers in Petersfield St Edmunds, The Royal School and Amesbury in Hindhead.

Sporting facilities are superb including golf at Liphook, Hindhead, Cowdray Park and Chiddingfold, racing at Goodwood, polo at Cowdray Park as well as sailing on Frensham Ponds and off the south coast at Chichester harbour. There are also numerous opportunities for walking and riding, with Blackdown in Haslemere, Waggoner's Wells at Grayshott as well as the stunning Devil's Punch Bowl at Hindhead.

THE MILL HOUSE

Standford Mill is understood to have been built in 1830, originally to manufacture paper with the cottage housing the workers. In the late 1900s, after falling into disrepair, the mill was re built to its current form, allowing for well thought out accommodation, providing a wonderful family house.

The property is set around a beautiful, vaulted entrance hallway with the windows set into the roof allowing natural light to flood in during the day and providing a welcoming, warm heart to the house. Much of the house has been constructed using many of the original materials, including old beams and local stone.

The property also benefits from a wonderful dining room, and a handsome drawing room with fireplace and triple aspect, large windows providing exceptional views over the stunning landscaped gardens, streams and Hampshire countryside beyond. The kitchen/breakfast room is well appointed with fitted units and appliances and there is a pantry and access outside. The ground floor also accommodates a study and a cloakroom. From the central hall, there is access into the integral garage.

Upstairs accommodates a master bedroom suite with built in wardrobes and triple aspect views of the garden. There are four further bedrooms each with glorious views of the garden and a family bathroom.

THE COTTAGE

Standford Mill Cottage sits adjacent to the main house and provides excellent additional accommodation.

Completely self-contained, the cottage comprises generous reception space including a sitting room, study, dining room, cloakroom and kitchen. On the first floor there are three bedrooms and a family bathroom. To the outside, the cottage benefits from its own private garden to the rear.

GARDENS AND GROUNDS

The property benefits from a private driveway that leads through the grounds via bridges over a series of streams that lead directly to the house. There is a large outbuilding consisting of three parking bays and two sizeable storerooms.

The property sits in approximately 10.6 acres of beautifully private grounds, comprising formal gardens and paddocks, interspersed with lakes and streams. The grounds themselves are a key feature of the property and afford great privacy and a feeling of utter tranquillity with the beautiful sound of flowing water. Having been created and lovingly cared for by a dedicated gardener, the gardens are stocked with a range of unusual and mature shrubs.

DIRECTIONS

Heading south on the A3 take follow the exit for Liphook and proceed to the centre of the village. At the mini roundabout turn right onto the B3004, Headley Road, then proceed for 3 miles to Stanford. The road shall cross the River Wey and after approximately 3 miles, before entering Linford, Stanford Mill will be on your left.



Tenure: Freehold

Services: All mains services. Mains gas fired central heating.

Postal Address: Stanford Lane, Stanford, Hampshire,
GU35 8RG

Local Authority:

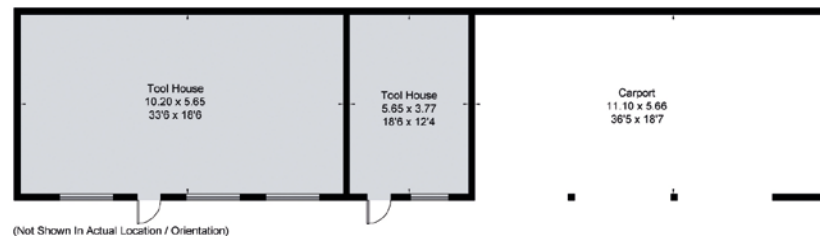
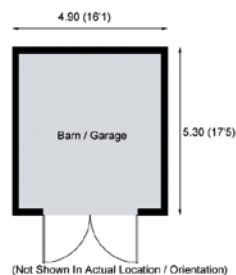
East Hampshire District Council.
Tel: 01730 266551

Agents Note: Planning permission has been applied for to make amendments to both the Mill House, driveway and for a tennis court. For additional information, please contact the agent.

Photographs were taken in May 2018.

Fixtures & Fittings: All fitted carpets are included. Certain curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

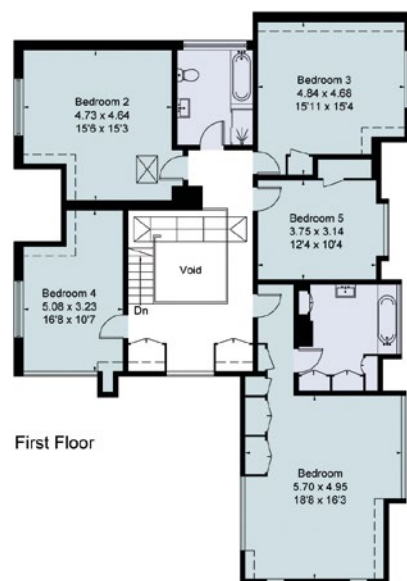
Viewing: Strictly by appointment with Savills.



Approximate Gross Internal Area:
 Main House: 297.5 sq.m. / 3202 sq.ft.
 Cottage: 123.1 sq.m. / 1325 sq.ft.
 Garage/Barn: 22 sq.m. / 237 sq.ft. (Excluding Carport)
 Attached Garage: 27.3 sq.m. / 294 sq.ft.
 Tool House: 79.9 sq.m. / 860 sq.ft.
 Total: 549.8 sq.m. / 5918 sq.ft.
 Including limited use area (8.1 sq.m. / 87 sq.ft.)
 For identification only. Not to scale.



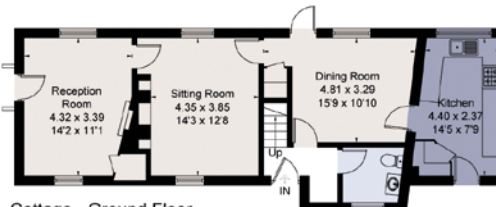
Ground Floor



First Floor



Cottage - First Floor



Cottage - Ground Floor

(Not Shown In Actual Location / Orientation)



IMPORTANT NOTICE:

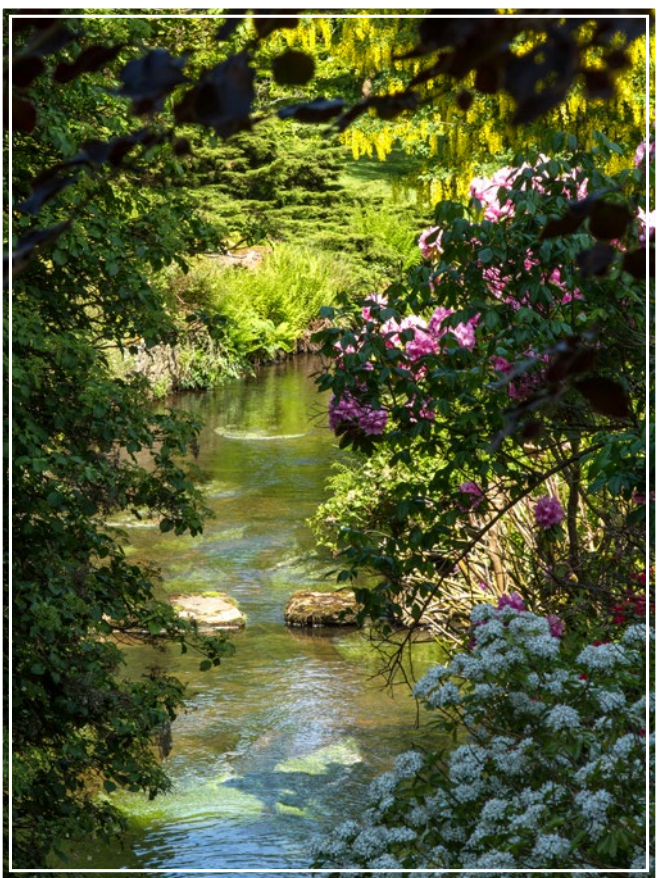
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