



## Exquisite Mill House with beautiful views

Castle Mill, Reigate Road, Dorking, Surrey RH4 1NN





A mile from a busy Surrey market town • Stunning views across to the North Downs and Box Hill • Perfectly position for Dorking Stations providing commuter access into London

#### Local information

Occupying a beautiful position on the banks of the River Mole and in the lea of Box Hill providing stunning views of the North Downs. Situated in an area of Outstanding Natural Beauty with country walks on the doorstep making this the perfect location to enjoy all of the benefits of the Surrey countryside. The mill is less than a mile from the centre of Dorking, a bustling market town. For the commuter Dorking mainline station is a pleasant riverside walk away and offers regular train services to London Victoria and London Waterloo, while Dorking Deepdene station provides services to Reading and Redhill. The M25 is within 6 miles and gives access to the airports as well as the M23.

#### About this property

A stunning example of a sympathetic conversion of a working mill to a spacious and practical family home. It has been beautifully modernised to provide a comfortable blend of the historic features of a working mill with the contemporary modern fittings and finishes required of a modern family home. This represents a unique opportunity to acquire an historic gem which is both Grade II listed and designated a Building of Historic Interest. There has been a mill standing on the site since 1086 appearing in the Domesday Book although little detail appears until the late 17th Century when Castle Mill appears on maps as part of the Betchworth Castle Estate. The

mill is of timber framed construction on a brick base under a mansard roof. The accommodation is arranged over four floors to provide about 3200 sq ft. Features of this accommodation include the beautiful ground floor reception hall that exhibits the workings of the mill. The first floor open plan drawing room, dining room and unique viewing room all enjoy truly stunning vistas across the mill pond to Box Hill beyond. The kitchen/breakfast room has been bespoke designed and fitted to include a full range of modern appliances. Each of the sumptuous bathrooms has been replaced and refitted to the very highest standard over recent years. Externally there is a unique viewing platform overlooking the river that is accessed via a spiral staircase from the drawing room. As you enter the garden from the house the raised terrace sits alongside the mill wheel and race, affording stunning views across the river and gardens and is ideal for entertaining. The gardens are another stunning feature of this home planted with spring bulbs, perennials and shrubs around a lawned area. These gardens nestle alongside the mill pond between the mill race and the River Mole providing a truly unique setting. There is parking at the front of the property along with the detached double garage.

EPC rating = Exempt

#### Viewing

Strictly by appointment with Savills





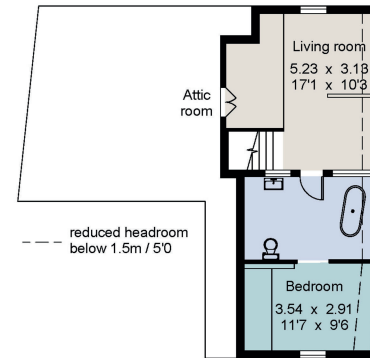
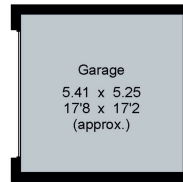


Castle Mill, Dorking

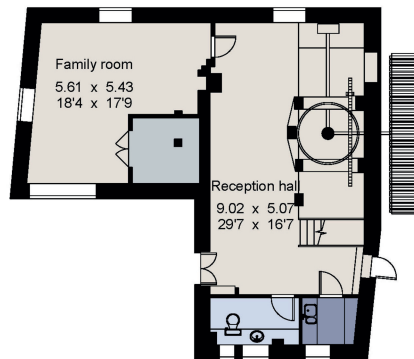
Gross internal area (approx) 323.8 sq m/ 3485 sq ft

Garage 28.4 sq m/ 305 sq ft

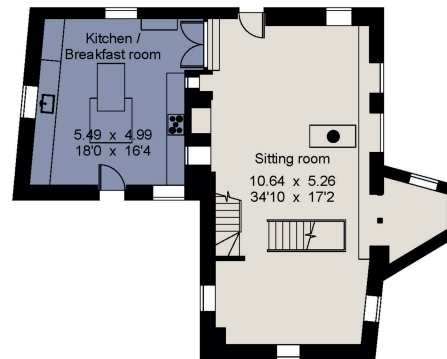
Total 352.2 sq m/ 3790 sq ft



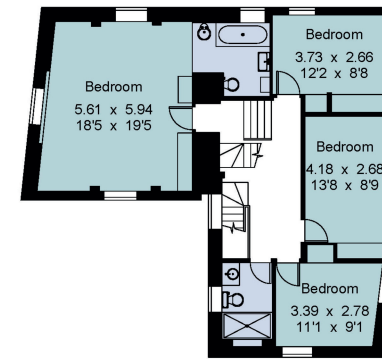
Third floor



Ground floor



First floor



Second floor

For identification only - Not to scale  
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