



Family home set in 12 acres with equestrian facilities

Blanket Mill Farm Cottage, Goose Rye Road, Worplesdon, Guildford, Surrey, GU3 3RQ

Freehold



Rural country living • Very private setting • Excellent equestrian facilities • Stables and equestrian school • In all about 12 acres • Four bedrooms • Two family bathrooms • Large terrace and landscaped garden

Local information

Despite being very well located for a commute to London Waterloo and being within easy reach of Guildford and Woking, Blanket Mill Farm Cottage occupies a rural location on the edge of Worplesdon village. Worplesdon has a mainline station, bakery, hotel, public house and Church, and lies between Guildford and Woking. Both towns have excellent shopping, recreational and educational facilities and fast commuter rail services to London Waterloo, with journey times from about 35 minutes and 25 minutes respectively. The A3 connects with the M25 at Junction 10 (Wisley), giving excellent access to Heathrow and Gatwick Airports.

There is a wide choice of schools in the area, including Guildford High School, Rydes Hill Preparatory, Tormead, Royal Grammar School, Guildford County, Lanesborough, Charterhouse and Aldro, to name but a few.

Recreational opportunities include golf at several local clubs, including Worplesdon, Woking and West Hill, flying at Fair Oaks aerodrome and a variety of activities at the Guildford Spectrum Leisure Centre and Woking town centre. In addition, the surrounding countryside, including the North Downs and the Surrey Hills, offers wonderful walking, cycling. For the riding enthusiast, Bridley Equestrian Centre is situated on a 300 acre estate, with superb hacking on

the doorstep and many facilities.

About this property

Blanket Mill Farm Cottage is situated away from the road in a lovely rural position.

The open plan family kitchen/ dining room is a wonderful room with doors opening onto a very large terrace overlooking the landscaped garden and countryside beyond. The house has a good sized reception room, a study and four bedrooms, all of which are presented to a high standard.

Situated within beautifully maintained garden grounds, there is a floodlit manège with access to 17 stables, in addition to approximately 12 acres. A shared entrance allows access to the dedicated driveway which provides ample off street parking.

In conclusion, Blanket Mill Farm Cottage offers a great opportunity for those seeking on the doorstep equestrian facilities.

Tenure

Freehold

EPC rating = E

Viewing

Strictly by appointment with Savills





Approximate Area = 198.4 sq m / 2135 sq ft
 Outbuilding = 313.4 sq m / 3373 sq ft
 Total = 511.8 sq m / 5508 sq ft
 Including Limited Use Area (15.6 sq m / 168 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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