



Mousehill Corner Milford, Surrey

STRUTT & PARKER

Mousehill Corner

Lower Moushill Lane, Milford,
Surrey GU8 5JX

A wonderful family home with
over 3 acres of land set in
stunning woodland

The nearby A3 (1 mile) for travel to London
(38.8 miles) and the South Coast provides a direct
link to the national motorway network via the
M25 (junction 10) with access to both Heathrow
(33 miles) and Gatwick (42.8 miles) airports

Milford Train Station 1.7 miles (London Waterloo
50 minutes), Godalming Train Station 2.8 miles
(London Waterloo 47 minutes), Guildford Train
station 8 miles (London Waterloo 38 minutes)

Sitting room | Dining room | Kitchen/breakfast
room | Snug | Study | Utility room | Cloakroom
Four bedrooms | Two bathrooms | Wine cellar
Gardens | Driveway & ample parking | EPC rating F

About 3 acres

The property

Built in 1936, Mousehill Corner is a splendid
four bedroom family home which has been
well maintained and refurbished over recent
years, with a stylish curved staircase and corner
windows. The fabulous sitting room has solid
wooden flooring and log burner, leading through
a series of openings to the bright dining room,
which enjoys fabulous views of the rear garden
and doors onto the patio. Double glazing is fitted
throughout the house. The property lends itself
perfectly to both family living and entertaining.

Upstairs there are four good sized bedrooms
one having access to an enclosed balcony area,
along with two separate recently refitted quality
bathrooms.

Location

Mousehill Corner is situated within the idyllic and
peaceful village location of Milford, about two miles
south west of the picturesque town of Godalming.
The excellent rail and road links make this a
perfect location for those wishing to commute to
London and the southern regions. Milford offers
a wide range of local amenities for daily needs
as well as the well known Secretts Farm Shop.
Panoramic countryside surrounds the immediate
area with Thursley National Nature Reserve,
Losley Park and Winkworth Arboretum nearby.

Godalming is about two miles away and has an
eclectic range of individual shops, restaurants,
supermarkets and general amenities. The miles
of spectacular surrounding countryside is ideal
for walking, cycling and riding. Nearby leisure
facilities include West Surrey Golf Club with tennis
facilities, Milford, Charterhouse and Hurtmore
Golf Clubs, along with Godalming Leisure Centre.

The historic town of Guildford is about eight miles
north of the property and has a thriving High Street
offering an abundance of shops and restaurants.
Leisure facilities in Guildford include Surrey Sports
Park (within Surrey University) and The Spectrum
Sports Centre, for numerous sporting facilities. The
Arts can be enjoyed at The Yvonne Arnaud Theatre
and G Live, both of which provide wonderful theatre
productions and music concerts.

The area is very well served by excellent
schools within the state and private sector;
amongst which are Milford, Aldro, St. Hilary's,
Charterhouse, King Edward's, Priors Field,
Godalming Sixth Form College, Cranleigh,
St. Catherine's, Guildford High and The Royal
Grammar School.

Outside

Mousehill Corner is approached by a gravel
driveway leading up to the house with ample
parking. The house is set within about three
acres of picturesque grounds, made up of open
gardens, mainly laid to lawn, with surrounding
woodland, all of which is set in total seclusion.
Access to the endless country walks and right of
way to an off road drive to Rodborough car park.







Floorplans
Wine Cellar gross internal area 45 sq ft (4.2 sq m)
Ground Floor gross internal area 1,182 sq ft (109.8 sq m)
First Floor gross internal area 872 sq ft (81 sq m)
Outbuilding gross internal area 224 sq ft (20.8 sq m)
 For identification purposes only.

General

Services: Mains electricity and water. Oil fired central heating. Private drainage.

Local Authority: Waverley Borough Council: 01483 523500

Council Tax: Band G. Council tax for 2015/2016 £2,750.49

Directions

From Guildford High St with Strutt and Parker on the left, continue forward bearing right at the traffic lights. Bear right and then turn left at the traffic lights (A246). Take the 1st exit at the roundabout (A322) and then bear left onto the one way system. Bear right (A322) and bear right again (A322), then bear left (A31). Take the 1st exit at the roundabout (A31). Branch left and merge with the A3. Branch left at the Milford Junction and take the 1st exit at the roundabout (A283). Continue forward on the A283. Continue forward at both sets of lights (petro station is on the right hand side). Turn right onto Lower Moushill Lane and the property is situated at the far end of the lane.

Guildford

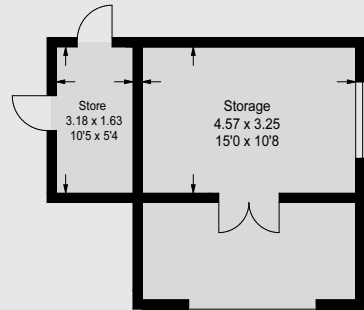
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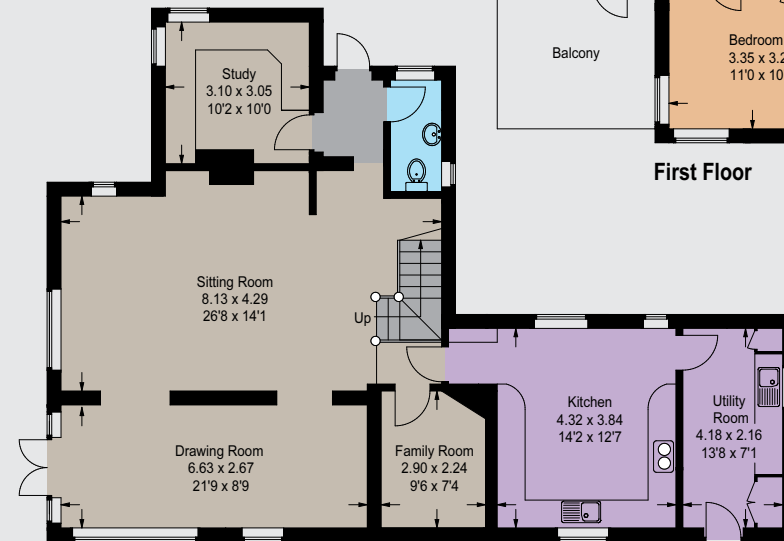
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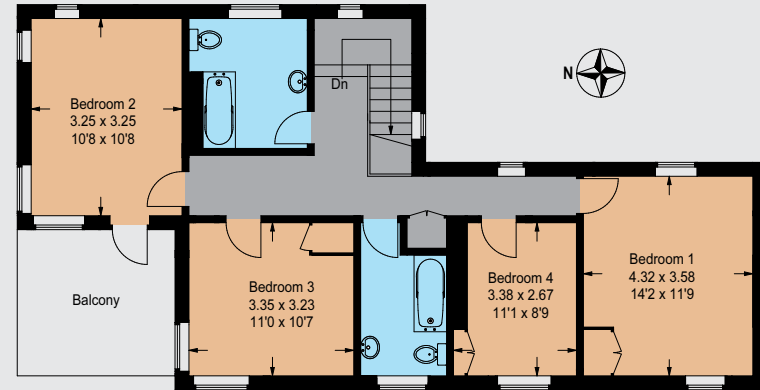
55 offices across England and Scotland, including 10 offices in Central London



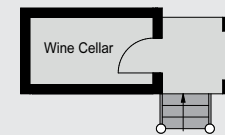
(Not in position)



Ground Floor



First Floor



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