



Little Borough Borough Farm Road, Milford, Godalming, Surrey

STRUTT & PARKER

Little Borough

Borough Farm Road, Milford,
Godalming, Surrey GU8 5JZ

Eco-friendly family house
situated in 65 acres of mature
pasture and woodland with
beautiful countryside views

Milford Train Station 3.5 miles (London Waterloo 50 minutes), Godalming Train Station 4.5 miles (London Waterloo 47 minutes), Guildford Train station 8.5 miles (London Waterloo 38 minutes)

The nearby A3 (0.7 miles) for travel to London (39 miles) and the South Coast provides a direct link to the national motorway network via the M25 (junction 10) with access to both Heathrow (34 miles) and Gatwick (43 miles) airports

Entrance hall | Sitting room | Library | Study
Kitchen/breakfast/dining room | Cloakroom
Utility room | 2 Main bedrooms with en suites
2 Further bedrooms | 1 Bathroom | Double
garage | Garden | Mature pasture and woodland
Barn | Stables | EPC rating E

About 65 acres

Location

Little Borough is situated within the idyllic and peaceful location of Milford, about two miles south west of the picturesque town of Godalming. The property enjoys a rural setting, yet is close to excellent transport links and a variety of both local and town based amenities. The exceptional 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 within close proximity 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.

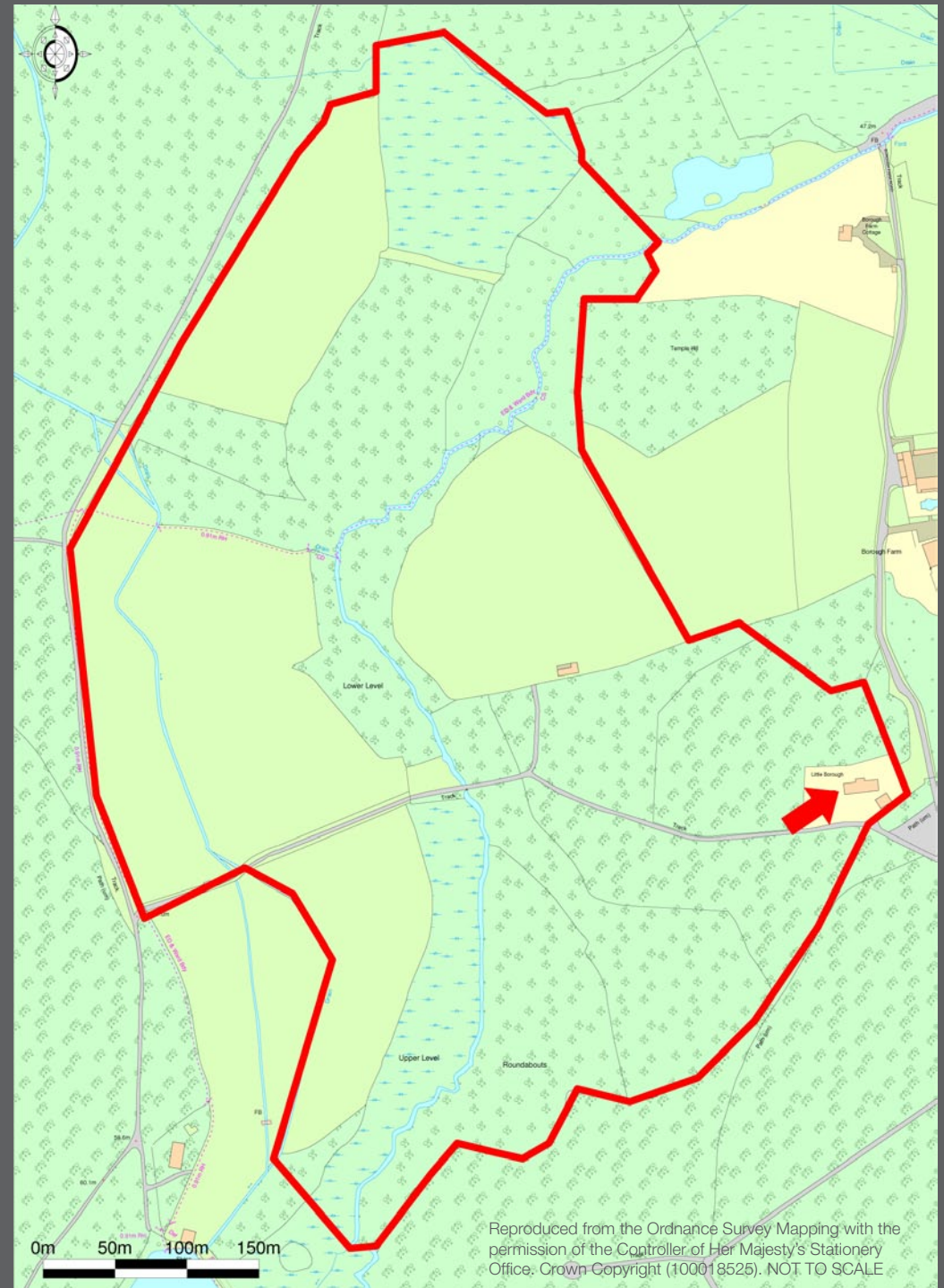
The area is very well served by excellent schools within the state and private sector; amongst which are Milford, Aldro, St. Hilary's, Charterhouse, King Edward's, Priors Field, Godalming Sixth Form College, Cranleigh, St. Catherine's, Guildford High and The Royal Grammar School.

The property

Little Borough is a rare finding, situated in 65 acres of established pasture and woodland. The property was built in 2011 by the current owners, making it extremely eco-friendly and spacious for family living. An air to air heat pump provides ventilation and warm air heating/cooling throughout. There is also underfloor heating throughout the ground floor. The sitting room benefits from a stylish wood burner and also double doors which lead out to the patio and garden, perfect for alfresco dining in beautiful surroundings.

Upstairs consists of four bedrooms, two of which have en suites and plenty of storage space, including walk in wardrobes.

The double garage can be accessed from inside the house.





Outside

Approached via a quiet country lane through secure electric gates, Little Borough is positioned in tranquil country side with endless walks and bridal ways on your doorstep. The house benefits from a double garage as well as ample parking outside, next to a substantial barn comprising of two floors, perfect for a work shop, storage or conversion to an annexe. The stables and paddocks are a short walk from the house.

General

Services: Mains water and electricity. 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 & Parker on the left hand side, continue forward bearing right after the traffic lights. Turn right onto Chertsey Rd (A320), continue forward and turn left onto York Rd (A246). Take the 1st exit at the roundabout (A322). Turn left onto the Farnham Rd (A31) and merge onto the A3. Take the exit towards Thursley/Bowlhead. Turn right and pass over the A3, then immediately turn right down the slip road and join the A3 towards London. Continue 1.2 miles and turn left down Borough Farm Road. After 0.7 miles turn left to the gates of Little Borough.

Guildford

Somerset House, 222 High Street GU1 3JD

01483 306565

guildford@struttandparker.com
struttandparker.com

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Floorplans

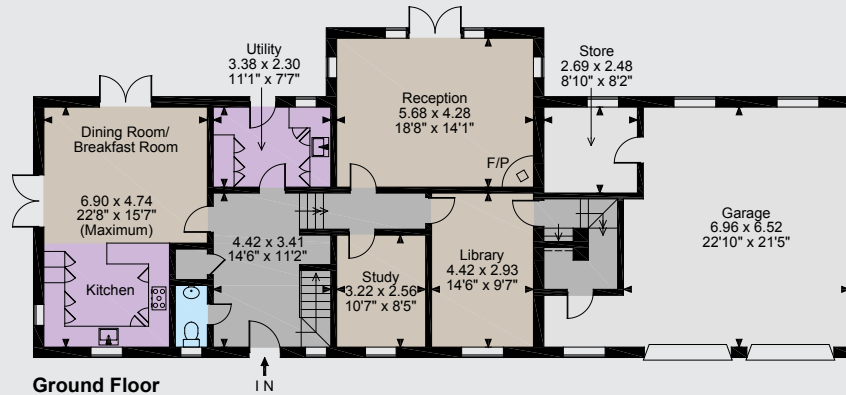
Main House internal area 2,309 sq ft (215 sq m)

Garage internal area 580 sq ft (54 sq m)

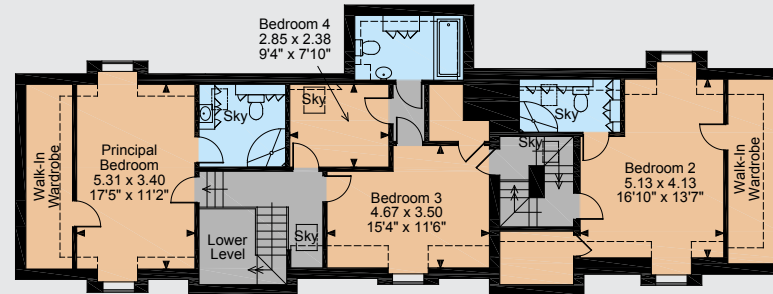
Barn internal area 1,106 sq ft (103 sq m)

Stable internal area 667 sq ft (62 sq m)

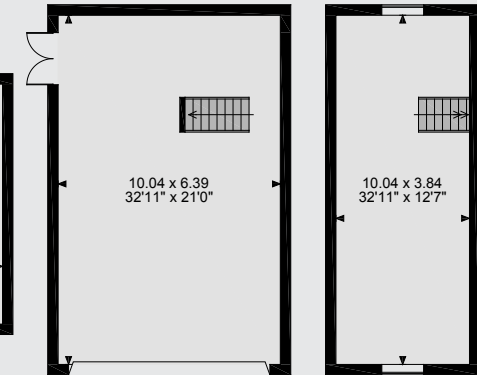
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Ground Floor

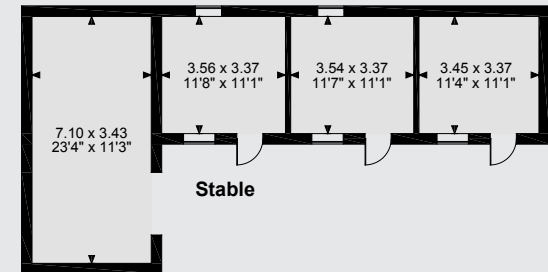


First Floor



Barn Ground Floor

Barn First Floor



The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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