


MILL MERE

Magazine 



THE
COUNTRY
HOUSE
DEPT.





MILL *Mere*

Staceys Farm Road, Elstead, Surrey, GU8 6EN



Mill Mere is a wonderful family house in the centre of the delightful village of Elstead. The house extends to over 3,300 square feet in all and benefits from having recently been stunningly modernised and refurbished internally which provides both sophisticated formal reception rooms as well as charming family areas together with a superb bedroom accommodation. Particularly of note is the fabulous, well-lit kitchen/breakfast room with its dramatic internal and external windows, there is also a sophisticated living room as well as a generously proportioned dining and drawing room. The main house has a terrace running along the garden elevation leading to the delightful gardens which include sweeping lawns, mature hedges, trees and shrubs. In addition to a series of separate stores there is a wonderful outbuilding providing a gym and covered BBQ/outdoor kitchen area as well as further storage. Together these elements combine to form a truly outstanding home.







THE FINER *Details*

Bedrooms
5

Reception Rooms
2

Bath/Shower Rooms
5

Outbuildings including a covered outdoor kitchen

Acreage
0.44

What3Words
///organisms.winemaker.waistcoat

Co-Ordinates
51°11'01"N , 000°42'21"W

Services
Mains water, electricity, and drainage
Gas fired central heating

EPC
Band D

Council Tax
Band G

Local Authority
Waverley Borough Council













ABOUT THIS *Area*



Elstead is a vibrant village offering charm and extensive amenities, conveniently located near Godalming and Guildford, with excellent transport links to London. Surrounded by unspoilt countryside, the village has two pubs, a restaurant, cafes, a village hall and community spaces as well as sports grounds. The local town of Godalming offers fantastic amenities, including local and national shops, pubs, restaurants, and supermarkets. Both the village and Godalming boast charming traditional architecture. Guildford, to the north, is a popular shopping destination with an extensive retail offering from high-street brands to independent shops. It also offers a variety of restaurants, vibrant nightlife, a cinema complex and a sports centre.

Nearby golf clubs include The West Surrey at Milford, Hankley Common at Tilford, Chiddingfold, and Hindhead Golf Clubs. The south coast, accessible via the A3, features marinas and beaches.

The area is renowned for excellent schools, offering top private and state options. London is easily reached via the A3, with the M25 providing access to Heathrow and Gatwick airports.

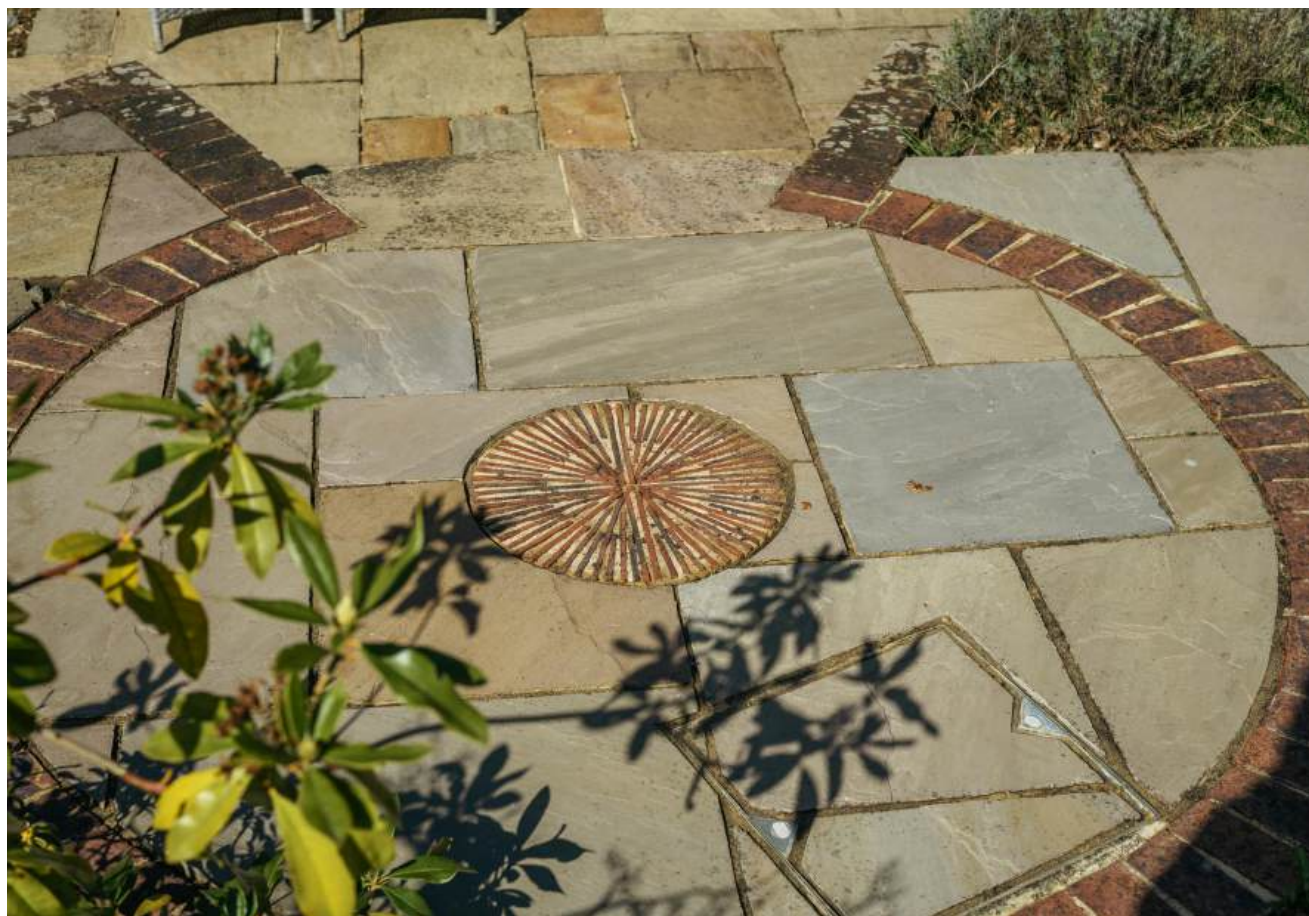














POINTS OF *Interest*



Towns and Cities

Godalming 5.3 miles
Farnham 7.6 miles
Guildford 8.8 miles
Central London 39 miles

Pubs & Restaurants

The Mill, Elstead
The Woolpack, Elstead
The Golden Fleece, Elstead

Train Stations

Godalming Station 5 miles
London Waterloo direct from 44 minutes

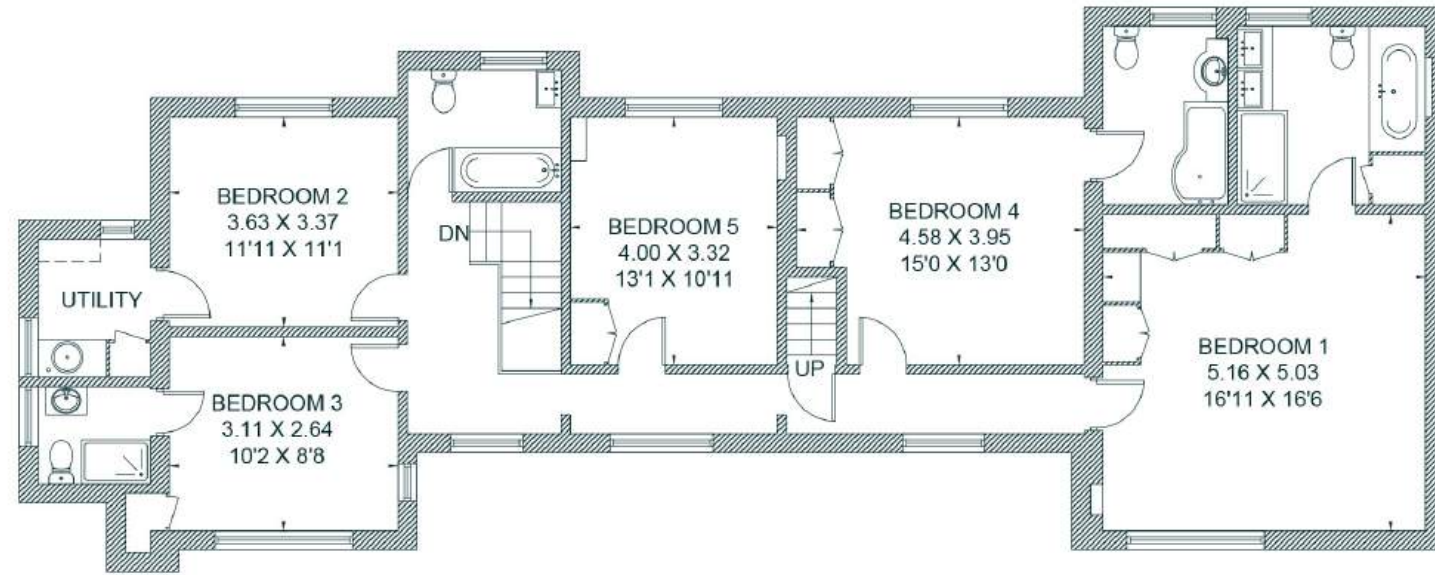
Airports

Heathrow 29 miles
London Gatwick 32 miles



FLOORPLANS

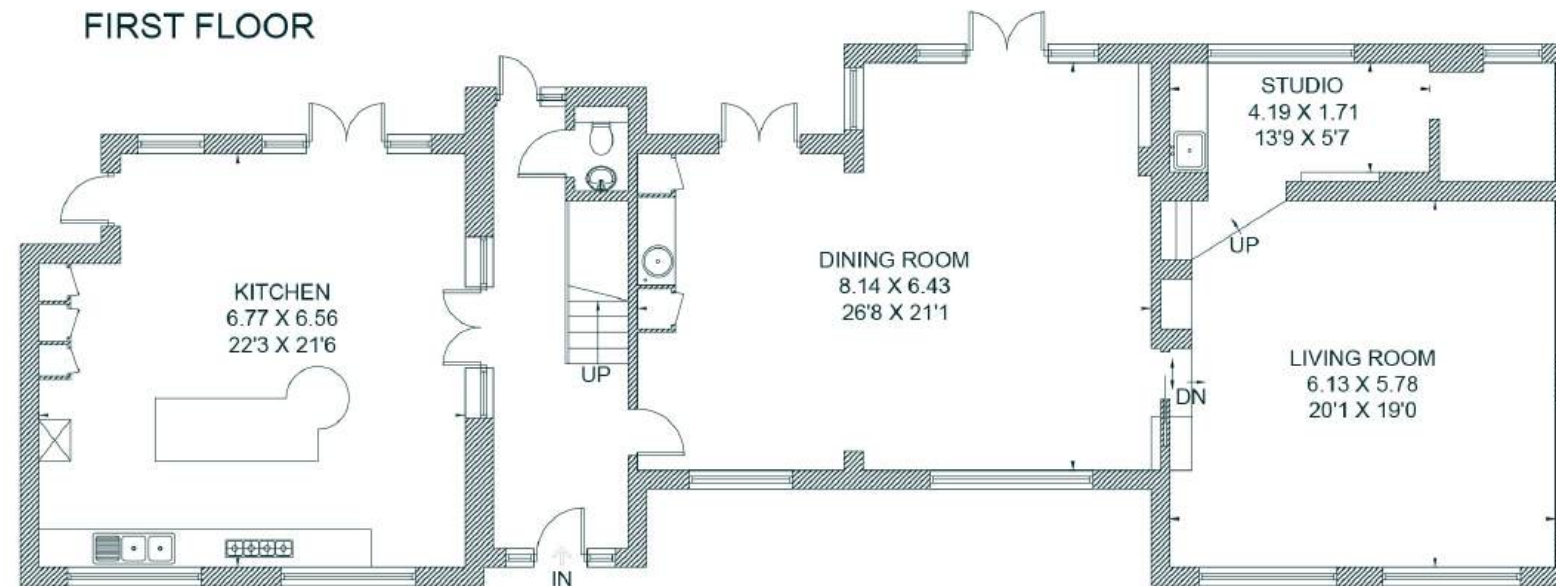
Mill Mere



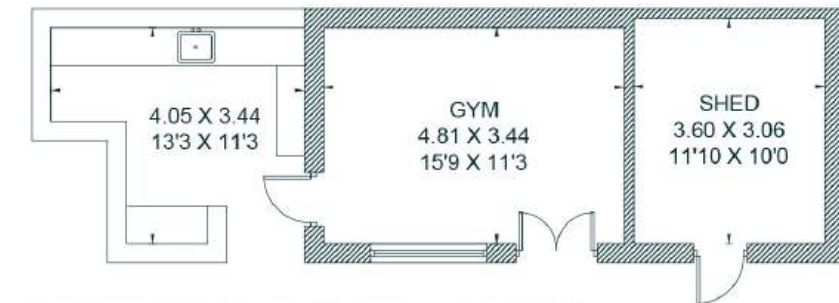
FIRST FLOOR



LOFT



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105070

Total - 324.1 sq m / 3489 sq ft
 House - 307.3 sq m / 3,308 sq ft | Gym - 16.8 sq m / 181 sq ft

AREA GUIDE

Surrey 🍷

The picturesque county of Surrey in the southeast of England has a blend of historical charm and modern vitality. Its lush, rolling countryside, punctuated by quaint villages and stately homes, offers a tranquil escape from bustling city life. Surrey's rich history is evident in its medieval castles, like Guildford Castle, and ancient woodlands such as the Surrey Hills Area of Outstanding Natural Beauty. However, Surrey is not just a rural idyll; it's a dynamic hub with thriving towns, known for their vibrant cultural scenes and excellent shopping opportunities. Commuters appreciate its proximity to London, as well as its outstanding schools and world-class businesses. Surrey's diverse offerings, from scenic landscapes to urban conveniences, make it a truly captivating place to live.

Walking - Box Hill, Surrey

Take in the spectacular hilltop views of the South Downs from the summit of the gateway to the Surrey Hills. This National Trust spot is great for walking and cycling.

Eating Out - The Onslow Arms, West Clandon

An absolute favourite with the residents of Surrey and located in the pretty village of West Clandon, boasting fantastic food, a relaxed atmosphere and a large array of drinks

Event - Hampton Court Palace Festival

A series of concerts and something for everyone, all set within the palace grounds over the course of two weeks in June each year.

Day Out - RHS Garden Wisley

Set over 270 acres, this is one of the UK's most visited and best loved gardens. Spend the day amongst inspirational gardening or taking part in a daily workshop. Dating back to its opening in 1903, this beautiful garden is constantly evolving.





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