

THE OLD MILL

BRAMSHOTT • LIPHOOK

The Old Mill, Tunbridge Lane, Bramshott, Hampshire, GU30 7RF

Nestled within approximately ten acres and set amidst the gentle Hampshire countryside, The Old Mill is an exceptional country home of rare character and history enjoying an idyllic and highly secluded setting whilst remaining conveniently accessible to the nearby villages of Bramshott, Liphook and Headley.

This beautifully converted former watermill, occupies a stunning position overlooking the River Wey and a spring fed lake with far-reaching views across its own land enjoying a tranquil wildlife friendly habitat rarely found.

The Old Mill presents a once-in-a-generation opportunity to acquire a landmark home and continue it's rich heritage.

3,419 square feet formal accommodation
1,117 square feet of lower ground floor storage/utility space
1,679 square feet of garage/outbuildings
6,215 square feet overall
Formal gardens
Wide terraces
Riverside meadows
Paddocks
Stables
Dressage/Sand school (formerly a tennis court)
Woodland
Spring fed lake



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Ground floor accommodation: Entrance hall – WC – Office - Triple aspect drawing room - Triple aspect kitchen/family/dining room - Two study/offices

First floor accommodation: Master bedroom with dressing room and en suite bathroom - Bedroom 2 with en suite shower room - Bedroom 3 - WC

Second floor accommodation: Three bedrooms - Two shower rooms

Lower ground floor accommodation: Boot room - Tack room - Utility room – Workshop - Wine cellar - Double garage

Outbuildings: Garage with two attached stores - Double car port with attached two bay stable block - three bay stable block plus tack room - Tractor store



An electric gate opens to reveal a single track drive way meandering alongside the river, following the old waggoners route, to open up into a wide parking area leading to an integral double garage. The approach is such a gentle rural introduction where ducks, dragonflies and the occasional Kingfisher can be found before the magnificence of the Old Mill house is revealed, arranged over four floors this handsome home should feel imposing but the use of original cream Bargate Stone mean it feels warm and welcoming.

(Pedestrian access from Tunbridge Lane can also be found via a bridge over the river and further parking and garaging can be found via a separate access point alongside the stables and outbuildings.)

The river and lake gently caress the house to one side, with the formal gardens and sun terrace, the sand school and paddocks falling to the other, enjoying complete privacy with fields and woodland beyond.

As custodian of this truly special home you will continue it's almost 300 year history; from a working water corn mill to the modern accommodation enjoyed today having been comprehensively and sympathetically refurbished and upgraded by the current owners. The original mill stone can still be seen at Holycombe Steam Museum, just 3 miles away; the fixings for the original mill wheel can be seen within the wine cellar

The accommodation is incredibly generous and is immaculately presented throughout.
The large central hallway linking all the main reception rooms with stairs to both upper and lower levels.
Formal entertaining can be enjoyed in the triple aspect drawing room which features an ornate fireplace housing a wood burning stove and has access directly onto the sun terrace. Most day to day family life however will be centred around the large kitchen/dining/family room which offers panoramic views over the formal gardens and down to the lake and river. A central wood burning stove means this space can be throughout the year, with a large roof lanterns providing an abundance of natural light.

Two further reception rooms provide great versatility; both currently being used as home offices.

Bedroom accommodation is arranged over the top two floors, with built in wardrobes and stunning elevated garden views being enjoyed from all of them making them ideal for guests as well as family. The principle suite is dual aspect with dressing room and en suite bathroom. Two further first floor double bedrooms share a shower room plus an additional WC. The three double bedrooms on the 2nd floor benefiting from the use of two modern shower rooms.

The lower ground floor is the unseen working part of the house with various storage, workshop and utility area alongside the wine cellar.
Viewing highly recommended to appreciate all the nuances, space and charming accommodation available.









FURTHER INFORMATION

Distance to

• The A3 - 1.1 miles • Liphook train station - 2 miles • Haslemere train station - 5.5 miles
• Heathrow - 40 miles • Gatwick - 50 miles
• Market town of Petersfield - 11 miles • Georgian town of Farnham - 11 miles
• The South Coast - 30 miles

Tenure: Freehold **EPC Rating:** F **Council Tax Band:** (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, oil fired central heating to radiators and 'private drainage connected to the main sewer. **Broadband and Mobile services:** Visit checker.ofcom.org.uk























LOCATION

Tunbridge Lane is a rural country road, home to both large estates and more modest character cottages closer to the centre of this historic location.

Bramshott is a delightful rural village, with origins as a hamlet dating to the early 13th century. At the heart of the village is St Mary's church (1220) which has an open churchyard extending to approximately 5 acres and includes over 300 Canadian WW1 war graves. The village radiates from this point with many character properties interspersed with more modern development. The area is surrounded by much woodland (Bramshott and Ludshott commons) which were formerly part of the Royal Forest of Woolmer, with the River Wey gently meandering through much of the village.

Facilities are available in Liphook and Haslemere which are around 2-3 miles away offering a wide range of independent shops, cafes, restaurants and pubs in addition to supermarket's (Sainsburys, Tesco's, Waitrose and Marks and Spencer's food hall). They offer railway stations with services into London in less than an hour. The A3 close by offers excellent commuter links; Gatwick, Heathrow and Southampton airports are also all within an hour.

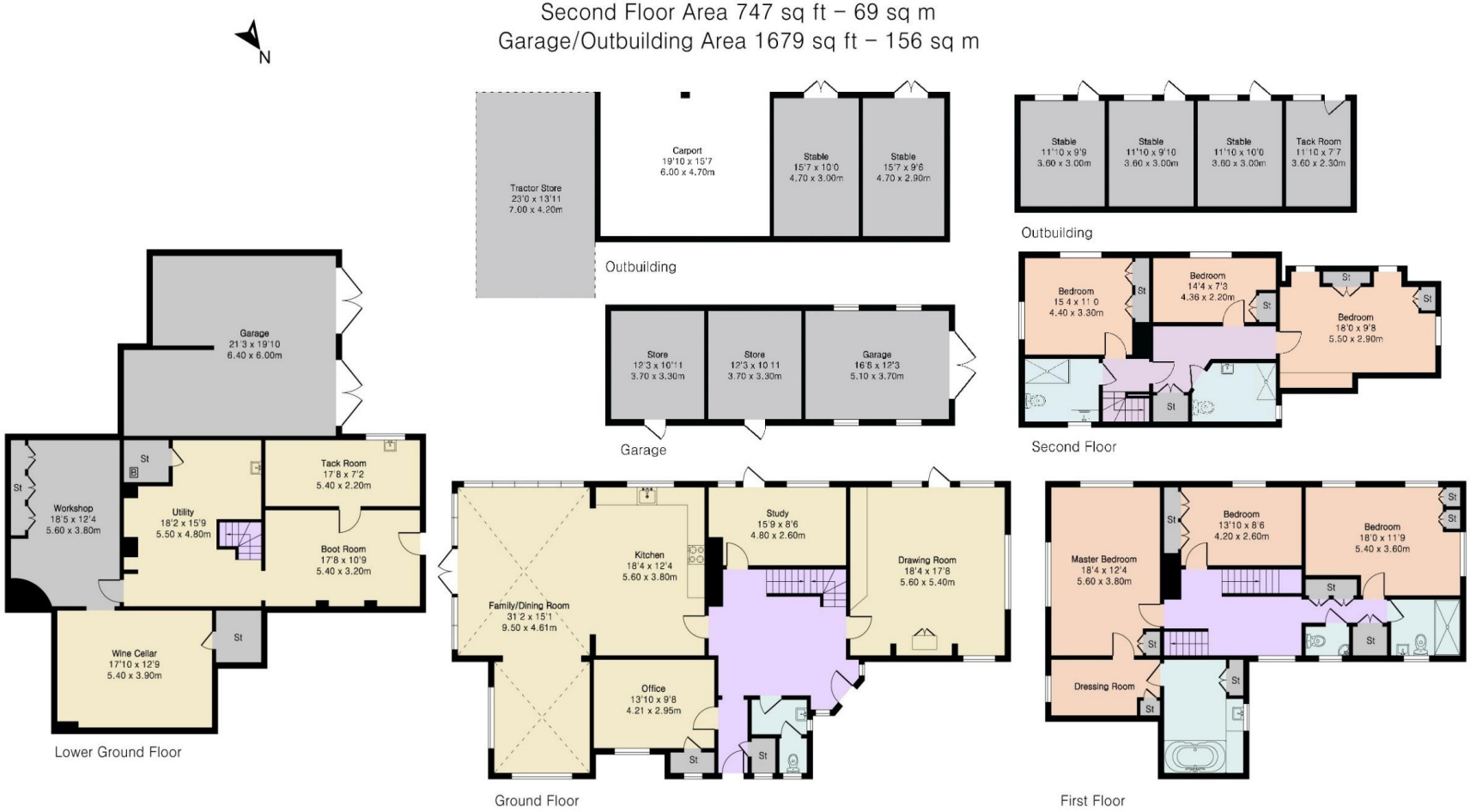
Golf and Leisure facilities are available close by at Griggs Green. Further sporting facilities include racing at Goodwood and Fontwell, polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester Harbour. The centre of Guildford is 15 miles away, with an excellent range of leisure, sports, entertainment and dining facilities as well as Guildford Cathedral. An alternative would be Farnham (an old English Georgian market town with narrow cobbled streets and attractive architecture) boasting many shops, cafés and restaurants, a 12th century castle and parish church. The town plays host to monthly and seasonal markets and the centrally located Farnham Maltings Arts Centre offers theatre, film and crafts events. New to the town is Brightwells Yard complex bringing a new shopping centre with a six screen cinema, restaurants, town square and public gardens.

For families, the property is well-situated with excellent state and private schools nearby, including Liphook Infants and Juniors, Woolmer Hill and Bohunt Secondary Schools as well as several pre-school/nurserys.
There is an exceptional choice of schools in the area, including St Edmund's and Amesbury at Hindhead, as well as St Ives in Haslemere, Brookham and Highfield in Liphook and Frensham Heights in Frensham. Other schools include Charterhouse at Godalming, Barrow Hills and King Edward's at Witley, and Bedales and Cranleigh School slightly further afield.





Approximate Gross Internal Area 4536 sq ft - 421 sq m
(Excluding Garage & Outbuilding)
Lower Ground Floor Area 1117 sq ft – 104 sq m
Ground Floor Area 1612 sq ft – 150 sq m
First Floor Area 1060 sq ft – 98 sq m
Second Floor Area 747 sq ft – 69 sq m
Garage/Outbuilding Area 1679 sq ft – 156 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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