

Little Borough

Borough Farm Road Milford Surrey GU8 5JZ



EMERY & ORCHARD
ESTATE AGENTS



A unique opportunity to acquire an attractive and adaptable family home set in approx. 45 acres that includes paddocks, stables, woodland and large barn, occupying a wonderful semi-rural location on the edge of Thursley National Nature Reserve offering some of Surrey's best walking & riding countryside on the doorstep.

A further 19 acres available separately.

Guide Price: £1,495,000
Freehold
EPC = E

01483 419 300

20 High Street, Godalming, Surrey,
GU7 1EB
fax 01483 419 400
e-mail office@emery-orchard.co.uk



www.emery-orchard.co.uk

Little Borough

Borough Farm Road Milford Surrey GU8 5JZ



EMERY & ORCHARD
ESTATE AGENTS

- ◆ Entrance Hall ◆ Cloakroom ◆ Sitting Room ◆ Family Room ◆ Study ◆ Kitchen/Dining Room ◆ Utility Room ◆ Four Bedrooms
- ◆ 2 En-suites & Family Bathroom ◆ Gravel Driveway ◆ Double Garage ◆ Barn ◆ Gardens with Pony Paddock & Stable
- ◆ Woodland, Paddocks and Pasture ◆ Three further Stables & large Feed Store ◆ In all approximately 45 acres

Lot 2 - Guide £150,000 Pasture Land, amenity woodland and stream - in all approximately 19 acres.

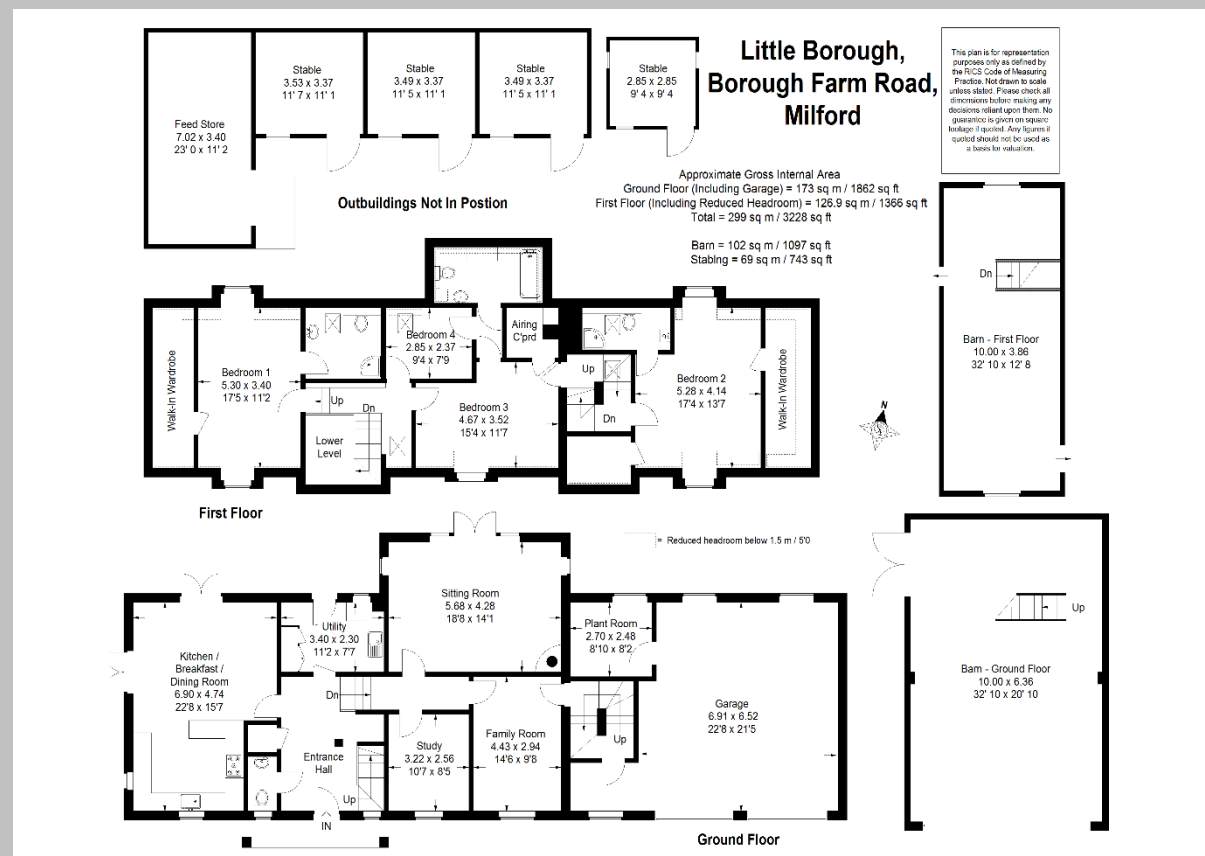
DESCRIPTION A most attractive and individual family home built for the present owners in 2011, having brick elevations under a pitched tiled roof. Designed to be highly energy efficient, the house provides bright and adaptable accommodation that includes a triple aspect sitting room with wood burner, stylish kitchen/dining room, family room and study together with a useful utility room and cloakroom. On the first floor there are four bedrooms, two with en-suites, and a family bathroom. Outside, automatic gates lead to a large gravel driveway providing ample parking and leading to an integral double garage. There is also a large two storey barn/garage that could be adapted to suit a wide range of different requirements subject to any necessary consents. The house is set in secluded gardens and grounds that extend immediately around the property to approximately 1.3 acres and comprise an area of formal garden and adjoining fenced pony paddock. Beyond the house is an attractive area of woodland leading to the paddock and pasture land which extends to approx. 6 acres with timber stable block and hay store. There are further areas of pasture extending to approx. 14 acres and approx. 24 acres of woodland in total, some of which borders a stream. Having direct access to the Thursley National Nature Reserve and some of Surrey's best walking and riding countryside the property is likely to appeal to a purchaser with an equestrian interest and love of the countryside. Early inspection is highly recommended.

SITUATION Little Borough occupies a delightful semi-rural location set on the edge of Thursley National Nature Reserve in an Area of Outstanding Natural Beauty and Great Landscape Value having immediate access to many miles of bridleways and footpaths. The property, although enjoying this fantastic semi-rural setting is conveniently located lying between the pretty Surrey villages of Milford and Thursley and only approximately 4 miles from Godalming and 8 miles from Guildford. For day to day needs Milford village offers an excellent variety of local shops and services including a chemist, post office and doctors' and dentists' surgeries. The larger towns of Godalming and Guildford are easily reached and offer a comprehensive range of leisure and recreational facilities together with a wide range of public houses and restaurants. For the commuter, there is a main line station at Milford offering a service to Waterloo in under one hour, while for the commuter by road, access to the A3 is close at hand providing road communication to London and the south coast as well as giving access to both Heathrow and Gatwick airports via the M25 and M23 motorways. Schools in both the state and private sector are available in the surrounding area, while for walking and riding enthusiasts the property could not be better located, adjoining the Thursley National Nature Reserve, itself designated as a Site of Special Scientific Interest, (SSSI) Special Protection Area, (SPA) and Special Area of Conservation. (SAC)

Directions: Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continue on to Milford Village. At the mini roundabout take the second exit and continue through the village and on to the traffic lights. Turn left at the lights and continue along the road which joins as a slip road to the A3 south bound carriage way. Continue for about 2 miles and take slip road turning for Thursley, turn right going over the A3 and rejoin the north bound carriageway. Continue for 1.3 miles and turn left into Borough Farm Road. Continue for approx 0.5 miles and just before you reach the gated entrance of Borough Farm turn left onto the unmade lane. Little Borough will then be seen ahead of you.



Main Line Station – 3.7 miles (Waterloo approx. 50 mins) Godalming – 4.5 miles Guildford – 8.5 miles
 Farnham – 9.6 miles Haslemere – 9.8 miles Gatwick – 34 miles Heathrow – 29.6 miles
 A3 – 0.5 miles M25 – 16.5 miles M3 – 16.5 miles

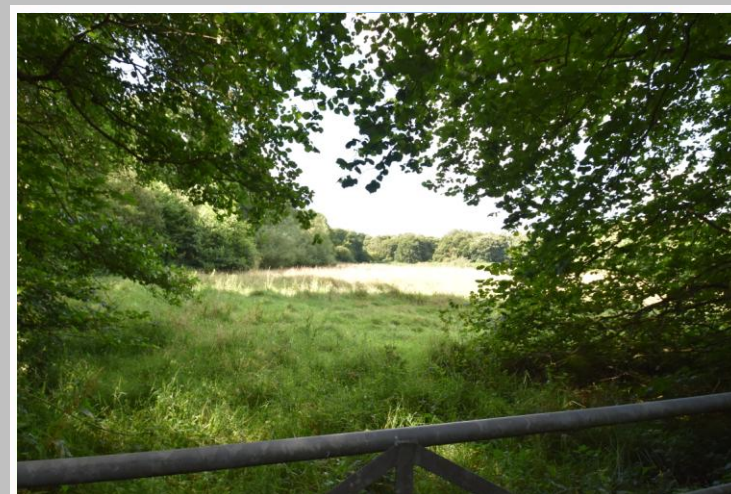


Little Borough

Borough Farm Road Milford Surrey GU8 5JZ



EMERY & ORCHARD
ESTATE AGENTS



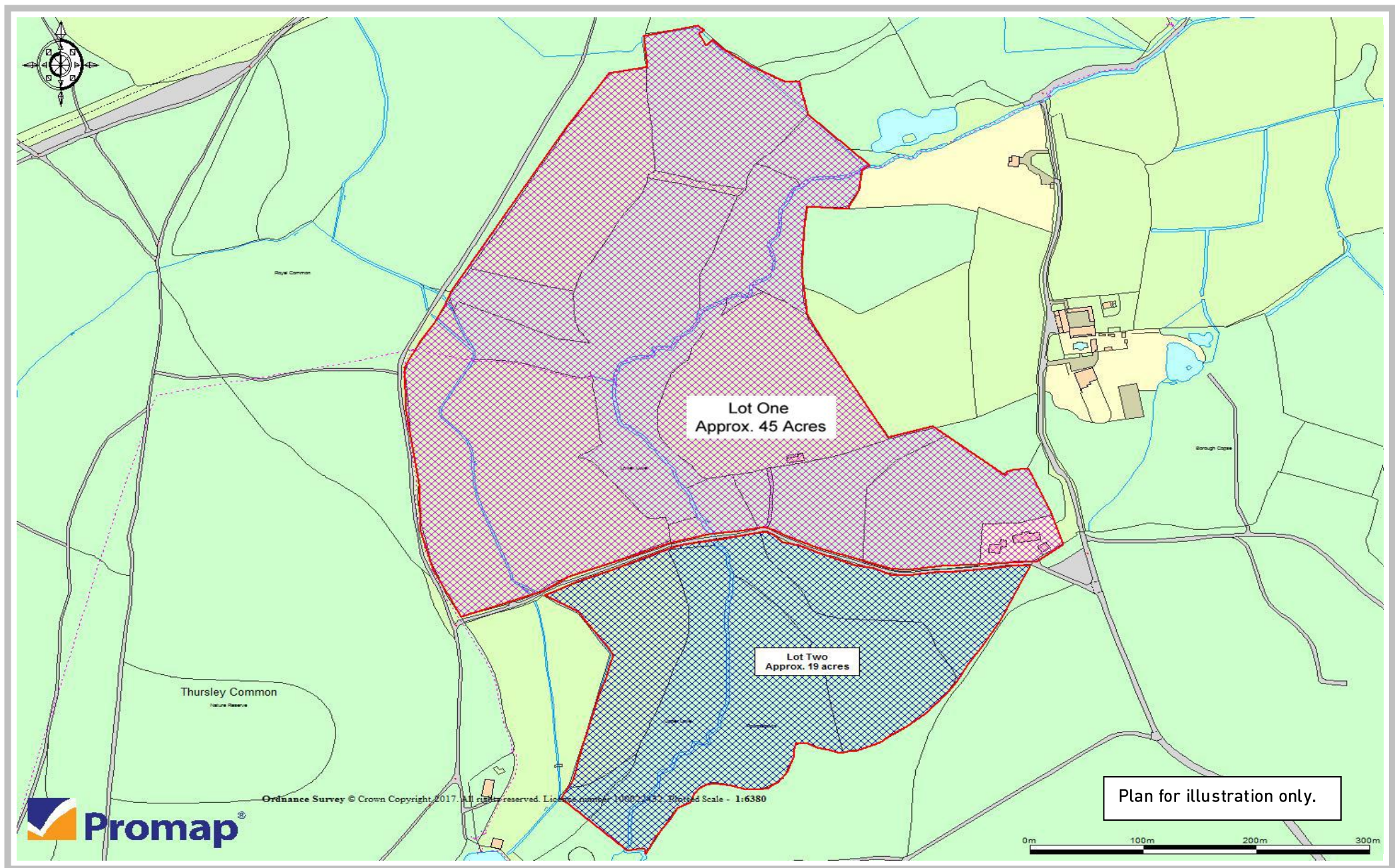
Lot Two – Guide £150,000 Freehold

Pasture land, amenity woodland and stream in all approximately 19 acres.

Lot 2 lies to the south west of Little Borough and is also an extremely attractive area comprising an area of pasture land of approx. 3.7 acres and approx. 15.3 acres of amenity woodland and stream. The whole area is designated as SSSI, SPA and SAC.

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned.





Tel: 01483 419 300 20 High Street Godalming Surrey GU7 1EB