



Mill Mere, Staceys Farm Road, Elstead GU8 6EN
Guide Price £1,850,000 Freehold

CLARKE  GAMMON

MILL MERE, ELSTEAD

Mill Mere is an stunning family house located in the very heart of Elstead Village. This impressive property extends to over 3,300 square feet in all and has recently been tastefully modernised and refurbished inside.

This beautiful country home provides both sophisticated formal reception rooms as well as charming family areas together with generous bedroom accommodation with 5 bedrooms and 5 bathrooms. Particularly of note is the fabulous, well-lit kitchen/breakfast room with its dramatic and unique internal and external glass doors opening directly out to the garden. In addition, an elegant sitting room and generously proportioned dining room complete the downstairs living space.

The property enjoys a large terrace running along the rear of the house which leads up to the elevated gardens which include sweeping lawns, mature hedges, trees and shrubs. Along with the well maintained front garden with many established shrubs leading up to the entrance of the house. In addition to a series of separate stores there is a useful outbuilding providing a gym and covered BBQ/outdoor kitchen area as well as further storage.

- **Substantial character family home.**
- **3 Ensuite Bath/Shower Rooms.**
- **Generous Living Room with open fireplace.**
- **Outbuilding with gym, office & store.**
- **Extensively and recently modernised and re-furbished.**
- **5 double bedrooms.**
- **21' x 21' Kitchen/Breakfast Room.**
- **Gated driveway with space for multiple cars.**
- **Landscaped & tiered garden with beautiful views.**
- **Walking distance of the village shop, coffee shop and pub.**

CG HASLEMERE

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Local Authority: Waverley Tax Band G

Services: all mains services









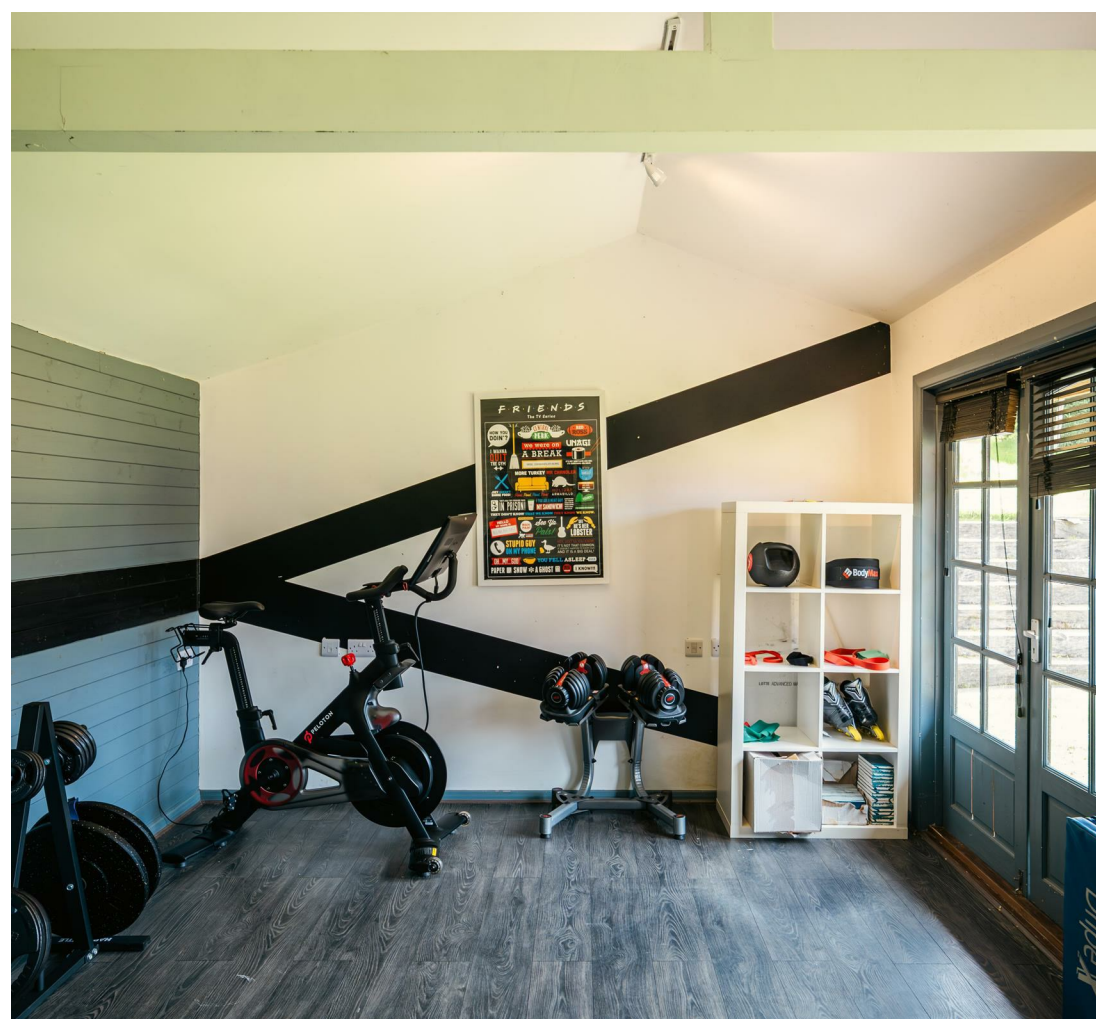
SITUATION

Mill Mere is located in the centre of the village although enjoys the benefit of being set back from the road. Elstead is a picturesque village in Surrey, England, located within the Surrey Hills Area of Outstanding Natural Beauty. It is located approximately 8 miles (13 km) southwest of Guildford, 6 miles (10 km) east of Farnham, and 5 miles (8 km) west of Godalming, making it ideally connected while retaining its rural charm.

The village is rich in history, featuring the 12th-century St. James' Church and well-regarded pubs such as The Mill at Elstead, a former watermill by the River Wey.



The surrounding commons, including Royal Common and Thursley Common, provide excellent opportunities for walking and recreation. With a strong community spirit, local shops, a village green, and various events throughout the year, Elstead offers a blend of countryside tranquillity and accessibility to larger towns, making it an ideal and desirable location to live.




DIRECTIONS

From our office in Haslemere High Street take the A286 Haslemere Rd towards Milford, at the Milford interchange take the B3001 Elstead Road and continue for 7.3 miles then turn left onto Stacey's Farm Rd.

what3words: organisms.winemaker.waistcoat

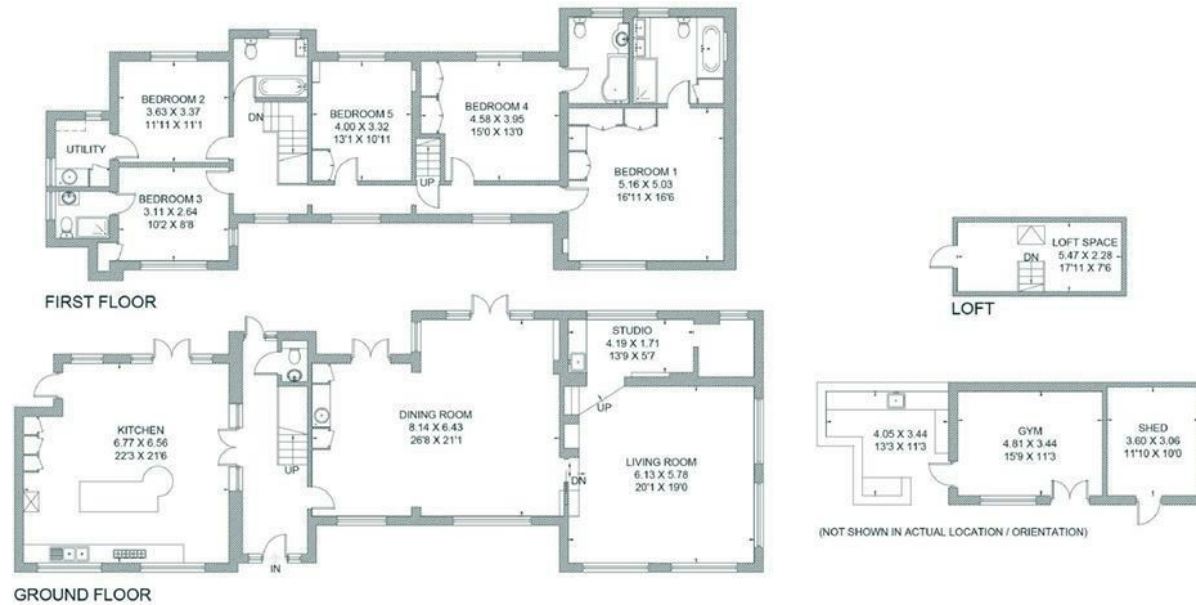
15th April 2026

Godalming: 5.7 miles
Farnham: 5.7 miles
Guildford: 10 miles
Milford Station: 3.5 miles
London Waterloo: 49 minutes by train
Central London: 41 miles

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	71
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

FLOORPLANS

Mill Mere



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

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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