

PIXHAM MILL

PIXHAM LANE, PIXHAM, DORKING, SURREY

JACKSON-STOPS

PIXHAM MILL, PIXHAM LANE, PIXHAM, DORKING, SURREY RH4 1PQ

AN EXCEPTIONAL OPPORTUNITY TO RESTORE AND ENHANCE A FASCINATING GRADE 2 LISTED FORMER WATERMILL AT THE FOOT OF BOX HILL



DISTANCES (Approximate)

DORKING STATION 0.3 MILES
DORKING TOWN CENTRE 1 MILE
LEATHERHEAD 5 MILES
M25 (J9) LEATHERHEAD 7 MILES
GUILDFORD 11 MILES

GROUND FLOOR

- Sitting room
- Kitchen/dining room
- Inner hall with cloakroom

FIRST FLOOR

- Principal bedroom with en-suite bathroom
- Two further bedrooms
- Family bathroom

SECOND FLOOR

- Three bedrooms
- Kitchen/breakfast room
- Family bathroom

THIRD FLOOR

- Study/library
- Further bedroom

OUTSIDE

- Delightful established gardens
- Historic millpond
- Driveway providing ample parking
- Attached garage
- In all, the grounds extend to approximately 1 acre



THE PROPERTY

Pixham Mill is a fascinating Grade II listed former watermill of considerable character, occupying an enchanting setting on the banks of the Pipp Brook. The present mill is understood to date from 1837, on the site of an earlier mill, and continued in use as a working mill into the early 20th century. It is understood to have been converted to residential use during the 1960s and today retains an unmistakable sense of its historic origins.

Rarely available to the market, Pixham Mill has been in the same family ownership since 1972, having been the much-loved home of the late Sir Martin and Lady Wedgwood and their family for over half a century. The property now presents an exciting opportunity for a new owner to modernise and enhance this remarkable period home, subject to obtaining the necessary consents.

Arranged over four floors, the exceptionally well-proportioned and versatile accommodation displays numerous original and period features and offers considerable scope for adaptation. The arrangement could be particularly well suited to multigenerational living, with independent access at both ground and first-floor levels. On the ground floor, the sitting room is a particularly appealing reception room with a working fireplace, while the kitchen/dining room provides an excellent everyday living space. The upper floors offer considerable flexibility. The spacious double-aspect principal bedroom incorporates built-in wardrobes and an en-suite bathroom, with six further bedrooms arranged across the upper floors. A second-floor kitchen/breakfast room further enhances the potential for independent or multigenerational accommodation. From the uppermost floor there are outstanding easterly views towards Box Hill.

Pixham Mill would undoubtedly benefit from comprehensive renovation and updating throughout, but therein lies much of its appeal: a rare opportunity to restore and enhance an important historic building and create an exceptional family home for the next generation.

The setting is an integral part of the character of Pixham Mill. The house sits within delightful established grounds extending to approximately one acre, centred around the historic millpond and the Pipp Brook, which combine to create a wonderfully distinctive waterside environment. The gardens lie principally to the south and are attractively landscaped with lawns, mature trees and an abundance of established planting and shrub borders. The immediate garden adjoining the millpond extends towards the Pipp Brook and provides a particularly attractive setting. A former kitchen garden includes a greenhouse/solarium, now requiring restoration and offering another intriguing element of the property's history. To the front, a driveway provides ample parking and leads to the attached garage. A public footpath crosses part of the landholding in a broadly north-to-south direction. In all, the grounds extend to approximately one acre. Part of the landholding is held under a 1,000-year lease dating from 1840, with further information available from the selling agents.















LOCATION

Pixham Mill enjoys a mature, private and tucked-away setting to the north-east of Dorking, at the foot of Box Hill and on the edge of the Surrey Hills. Despite its secluded feel, the property is exceptionally well placed for Dorking town centre and its excellent range of shopping and recreational facilities, including independent shops, cafés and restaurants, supermarkets and everyday amenities.

The area is particularly well served for schools within both the state and independent sectors. Local options include The Ashcombe School and St Martin's C of E Primary School, while independent schools within the wider area include Box Hill School, City of London Freemen's, Reigate Grammar, Dunottar and Aberdour.

For the commuter, the property is particularly well placed for rail connections, with Dorking mainline station within approximately a seven-minute walk via the garden footpath, providing services to London Victoria and Waterloo. Dorking Deepdene Station is approximately a twelve-minute walk away and provides services towards Redhill, Gatwick Airport, Guildford and Reading. Road communications are also excellent, with the A24 providing convenient access northwards to Leatherhead and the M25 at Junction 9, giving access to the wider motorway network and both Heathrow and Gatwick airports.

One of the particular attractions of the location is its proximity to the surrounding countryside. Box Hill and the Surrey Hills National Landscape provide an extensive network of footpaths, bridleways and cycle routes, offering outstanding opportunities for walking, riding and cycling.











PIXHAM MILL

MAIN HOUSE 2,888 SQ FT/268.3 SQ M
GARAGE AND SOLARIUM 347 SQ FT/33.2 SQ M
TOTAL APPROX. FLOOR AREA 3,235 SQ FT/300.5 SQ M

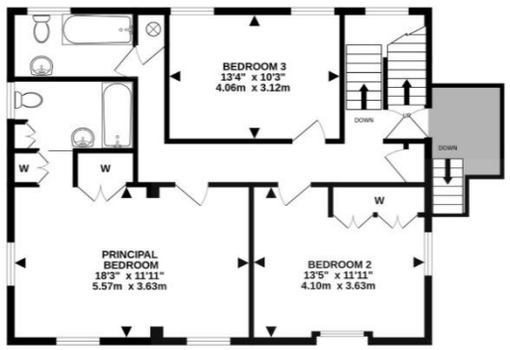
Post Code: RH4 1PQ
Latitude: 51.242602 **Longitude:** -0.320614
What3words: noting.fully.alarm

Council Tax Band: G
Local Authorities:
Mole Valley District Council, Tel. 01306 885001
Surrey County Council, Tel. 03456 009009

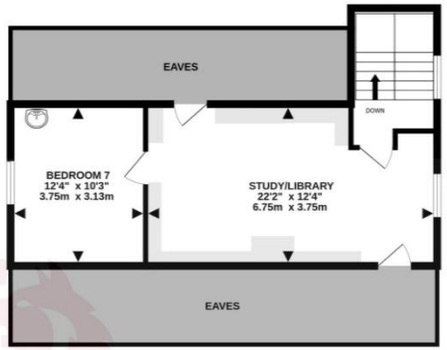
Tenure: Freehold
Broadband: FTTC
Utilities:
Electric – Mains supply
Water – Mains supply
Heating – Gas central heating
Sewerage – Mains drainage

Rights and Restrictions:
Ask agent

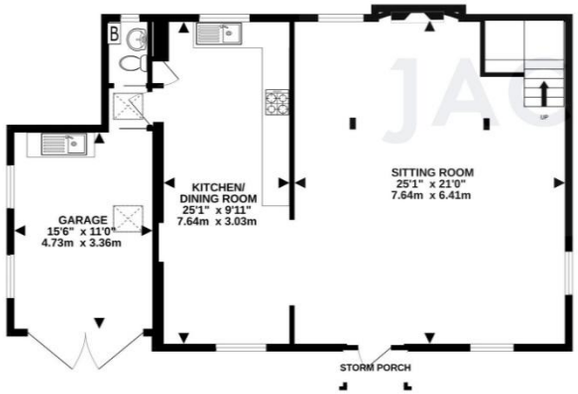




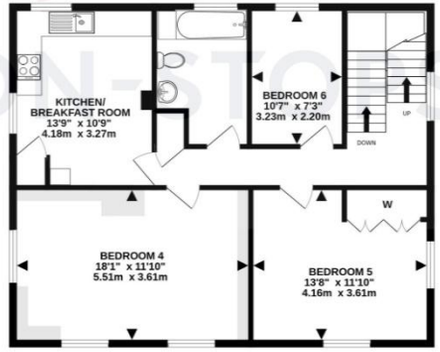
FIRST FLOOR



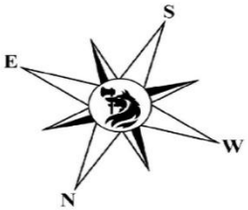
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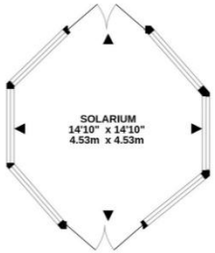


GROUND FLOOR



SECOND FLOOR





SOLARIUM

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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