



# Shellwood Mill

Shellwood Road, Leigh, Surrey

## An impressive period house with beautiful gardens and extensive equestrian facilities, in a sought-after position

A delightful detached period house with plenty of character, outbuildings and extensive gardens and grounds, set in a beautiful rural Surrey location. The small village of Leigh is nearby, while the popular towns of Reigate, Dorking and Redhill, with their excellent transport connections are all within easy reach.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**GARAGE**



**7.4 ACRES**



**FREEHOLD**



**RURAL**



**3,196 SQ FT**



**GUIDE PRICE  
£2,750,000**



### The property

Shellwood Mill is a handsome country house, that features attractive whitewashed brick elevations and sash windows, while inside there are beautifully presented reception rooms and up to six bedrooms.

The main formal ground-floor reception room is the dual aspect sitting room, which has bi-fold doors connecting to the entrance hall and features a brick-built fireplace, part-panelled walls and a heavy central timber beam overhead. The dining room is also accessed via bi-fold doors off the reception hall, providing space for a family dining table. Additionally, the ground floor features a guest bedroom with an en suite bathroom, a boot room and a utility room for storage and home appliances, and an open-plan kitchen and snug for everyday living. The kitchen itself is fitted with painted wooden farmhouse-style units and features an Aga and space for a breakfast table for informal dining, while the snug provides further space in which to relax, with its fireplace, which is fitted with a log burner.

Upstairs there are five well-presented bedrooms. These include the principal bedroom with its dressing room and large en suite bathroom, with a bathtub, dual washbasins and a separate shower. Three of the additional first-floor bedrooms benefit from built-in storage, while the first floor also has a family bathroom with a bathtub and a separate shower and a laundry room.

Ancillary accommodation is provided in the detached annexe and gym, which has an open-plan kitchen and sitting room with contemporary fittings and bi-fold doors opening to the garden. There is also a shower and changing area, and a 46ft gym.









## Outside

At the entrance to the property, the gravel driveway leads to the house, the annexe and the outbuildings, which include a barn and a stable block. There is plenty of parking space and access to the outbuildings, including parking in a detached garage and further garaging within the large barn. There are beautiful gardens to the rear of the house, which feature rolling lawns and south and west gravel and paved terracing, bordered by colourful beds, as well as an outdoor heated swimming pool with its own sun terrace. Various mature trees and established shrubs and hedgerows provide shade, with the safari-style gazebo providing additional space for outside dining. There are extensive equestrian facilities with grounds extending to 7.4 acres, with a further 6.4 acres available by separate negotiation. The grounds include a 20m x 40m all weather menage with lights, also fields and paddocks, mainly with post and rail fencing. The stable block includes four stables and a foaling box. There is also a tack room, useful storage barn, detached garage and workshop. Direct access to the bridleway network.

## Location

The property occupies a peaceful rural setting between the towns of Dorking and Reigate, and close to the villages of Leigh, Newdigate and Brockham. Leigh has a parish church and two village pubs, while the bustling town of Reigate and neighbouring Redhill together provide a wealth of amenities and leisure facilities, including high street and independent retailers, supermarkets and a choice of restaurants and cafés. Charming Dorking is also easily accessible with its selection of restaurants, shops and supermarkets. Golf is available at Betchworth, Dorking, Reigate Heath and Reigate Hill Golf Clubs, while the Surrey Hills National Landscape is just a short distance away, providing access to stunning walking and cycling routes. Transport connections include the M25 and M23, both of which are within 10 miles. Reigate, Dorking and Redhill mainline stations offer fast and regular services to London Bridge, London Waterloo and London Victoria, while Gatwick Airport is less than 10 miles away.



## Distances

- Reigate 5.0 miles
- Dorking 5.0 miles
- Redhill 6.5 miles

## Nearby Stations

- Dorking
- Reigate
- Redhill
- Earlswood

## Key Locations

- Surrey Hills (Box Hill, Leith Hill, Holmbury Hill)
- Polesdon Lacey
- RHS Gardens Wisley/Wisley Common

## Nearby Schools

- Reigate Grammer
- Hurtwood House
- Duke of Kent
- St Teresa's Effingham
- Royal Grammer School Guildford







Cellar

Ground Floor

First Floor

Games Room

Stable

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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### Floorplans

Main House internal area 3,196 sq ft (297 sq m)  
 Garages internal area 741 sq ft (69 sq m)  
 Outbuilding internal area 2,706 sq ft (251 sq m)  
 Games room internal area 1,338 sq ft (124 sq m)  
 Total internal area 7,981 sq ft (741 sq m)  
 For identification purposes only.

### Directions

RH2 8NZ

what3words: ///giant.statue.panel

### General

Local Authority: Mole Valley District Council  
 Tel: 01306 885001

Services: Mains water, electricity and drainage. Oil fired heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

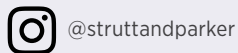
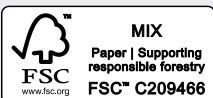
## Guildford

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