



CHURCHILL  
COUNTRY & EQUESTRIAN

# Mill Farm, Surrey

Guildford Road, Cranleigh, GU6 8LB

**A stunning and spacious three-bedroom property to rent in a lovely rural location surrounded by farm land. £2,000 pcm (Equestrian facilities by separate negotiation).**

The impressive semi-detached property comprises; an entrance hall with characterful stained window and double wooden doors, large open plan living and dining area with open fire and adjoining kitchen, study or fourth bedroom and large cloakroom. Upstairs are three good sized double bedroom and a family bathroom, the master with built in double wardrobes and en suite.

Outside is a good-sized front garden with mature trees and hedges and a large patio area overlooking fields to the rear. There is ample parking for multiple vehicles.

There are a range of stabling and grazing options available by sperate negotiation ranging from 2 boxes to 14 boxes, on sandy soil. Please contact Churchill for further information 01403 700 222.







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Viewing strictly by appointment through the Landlord's Sole Agents – Churchill Country & Equestrian Estate Agents – 01403 700222

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents