



5 The Lawns

Milford GU8 5HY

Guide Price: £925,000 Freehold





- In Need of Modernisation
- Small Residential Cul-De_Sac in the Heart of the Village
- Short Walk of Shops & Easy Reach of Main Line Station
- Double Aspect Sitting Room
- Kitchen
- Dining Room
- Four Bedrooms & Shower Room
- Garage with Attached Laundry Room
- Driveway
- Garden & Grounds of Approximately 0.25 Acre



A attractive four bedroom detached family house set in gardens and grounds of approximately 0.25 acre. The house which would now benefit from a program of refurbishment occupies a very convenient location set in a small residential cul-de-sac in the village centre with its excellent shops, bus routes, schools and main line station.







Milford Main Line Station – 0.8 mile (Waterloo approx. 45 mins)

Village Centre – 0.1 mile Godalming – 1.7 miles

Infant School – 0.3 mile

Secondary School – 0.9 miles - Doctors – 0.2 miles Dentist – 0.2 miles

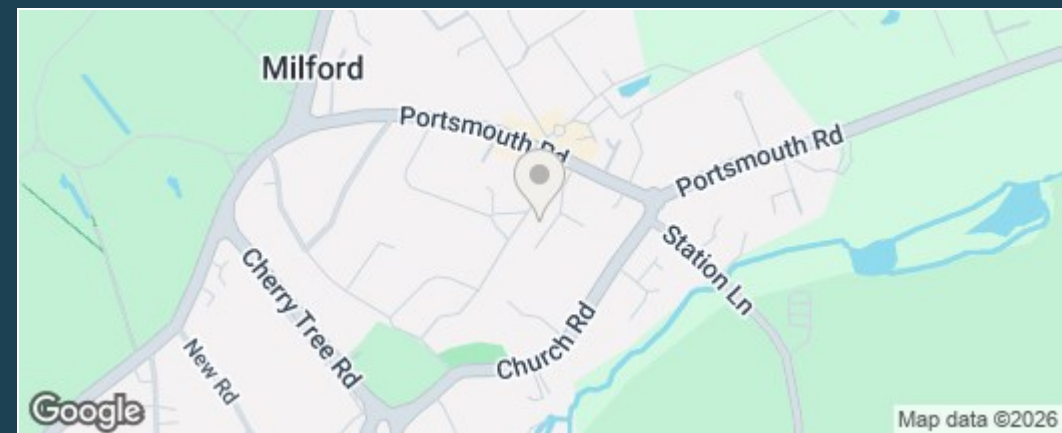
A3 – 1.1 miles M25 – 15.3 miles M3 – 15 miles

Energy Efficiency Rating D

Council Tax Band G – Payable £4129.78 (2025/26)



Directions: BOX 416 - T1 Leave Godalming in a southerly direction on the A3100 (Ockford Road) and at the roundabout by the Inn on the Lake take the right hand exit continuing under the railway bridge and on into the Portsmouth Road. Continue towards Milford and on reaching the village take the right hand exit at the mini roundabout continuing on the Portsmouth Road and then take the first turning on your left hand side into The Lawns and number 5 will be found the end of the cul-de-sac





**Emery &
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ESTATE AGENTS

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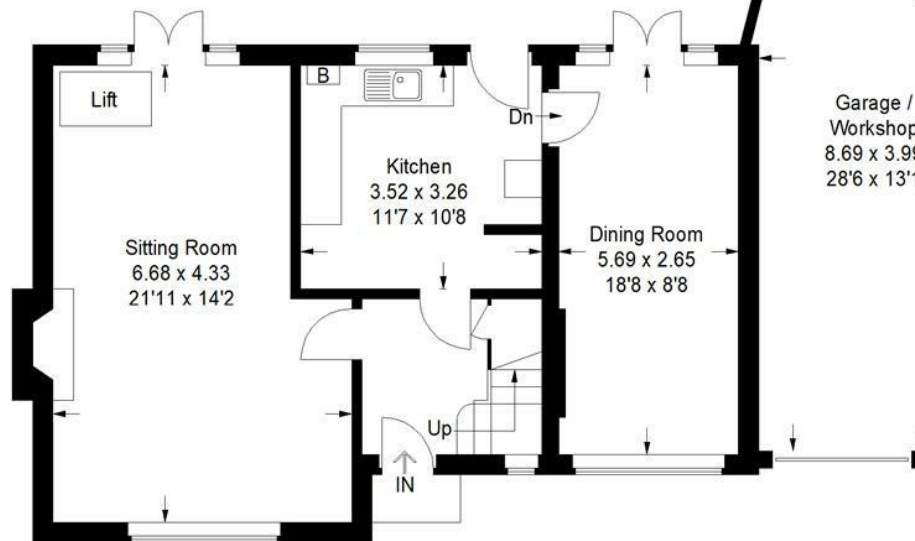
email:office@emery-orchard.co.uk



First Floor

Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area
Ground Floor = 63.5 sq m / 684 sq ft
First Floor = 62.6 sq m / 674 sq ft
Garage = 42.7 sq m / 460 sq ft
Total = 168.8 sq m / 1818 sq ft



Ground Floor

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This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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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 as these may vary.

