



# New Dawn Petworth Road

Milford Surrey GU8 5BA

Guide Price: £650,000 Freehold



- No Onward Chain
- Potential To Improve/Extend (STPP)
- Entrance Hall & Cloakroom
- Sitting Room
- Conservatory
- Kitchen & Utility Room
- Three Bedrooms
- Bathroom & En-suite Shower Room
- Attractive Gardens
- Garage & Rear Driveway



An attractive and individual detached family house, offering great potential for some updating, providing well planned accommodation that includes an impressive sitting room, large conservatory, good size kitchen and a useful utility room. There are also three bedrooms, an en-suite shower room and large family bathroom. Outside there are attractive gardens and at the rear a garage and driveway. The property occupies a convenient location within easy reach of the village centre with its excellent local shops and facilities, doctors, dentists, popular schools, nearby bus routes and main line station.







Main Line Station – 1 mile (Waterloo approx. 55 mins)

Village Centre – 0.5 miles Godalming – 2 miles

Infant School – 0.3 miles Junior School – 1.2 miles

Secondary School – 0.4 miles

Doctors – 0.4 miles Dentist – 0.5 miles

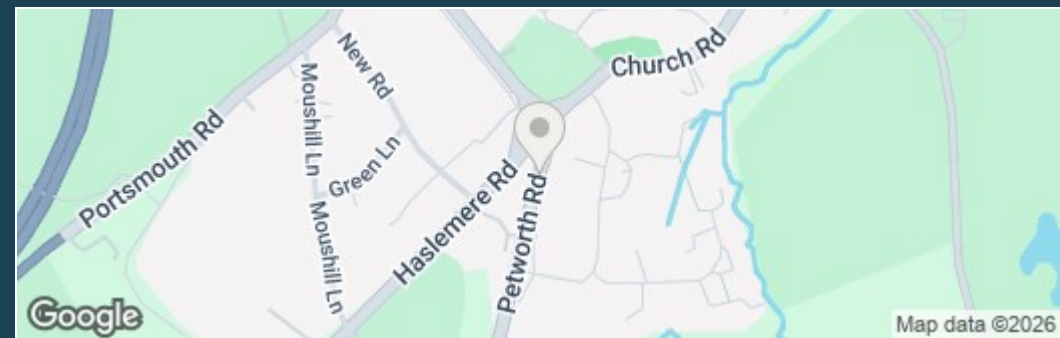
A3 – 1 mile M25 – 15.5 miles M3 – 15 miles

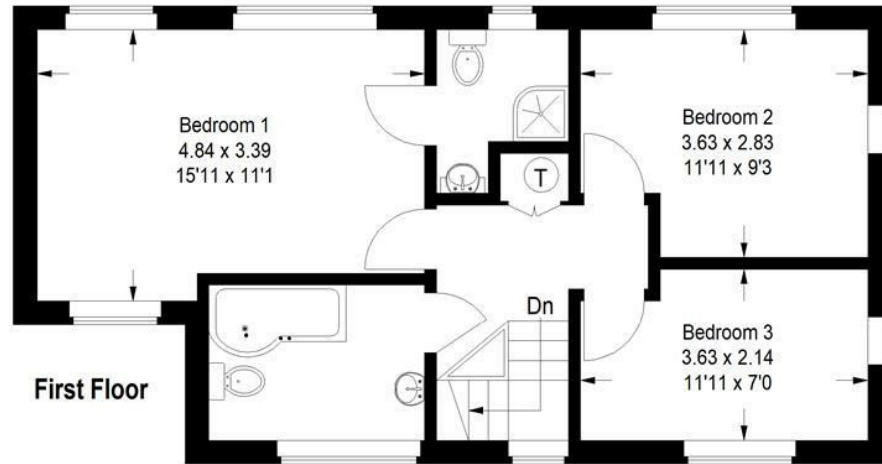
Council Tax Band – E Payable – £3028.50p (2025/26)

EPC Rating - C

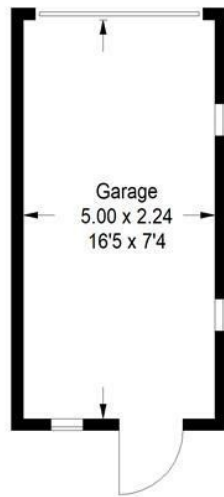
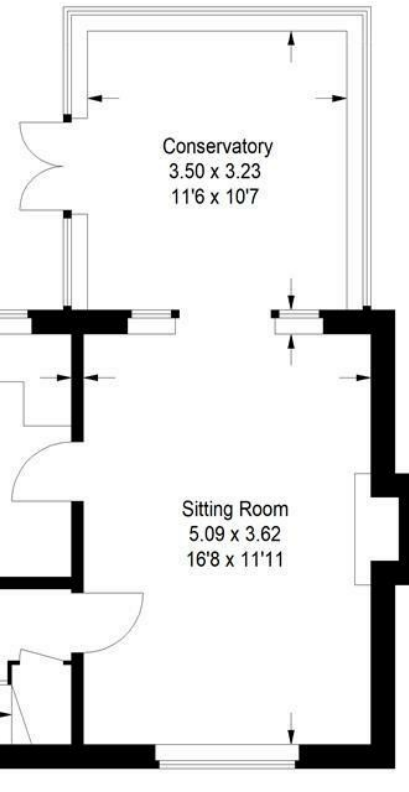


Directions: Leave Godalming in a southerly direction on the A3100 taking the right hand exit at the roundabout by the Inn on the Lake and continuing on to Milford village. On reaching the village, at the first mini roundabout take the first turning left into Church Road. At the next roundabout take the first exit onto the A283 Petworth Road and New Dawn will then be seen after a short distance on you left hand side, where you should see our for sale board.





Approximate Gross Internal Area  
Ground Floor = 63 sq m / 678 sq ft  
First Floor = 49.8 sq m / 536 sq ft  
Garage = 12 sq m / 129 sq ft  
Total = 124.8 sq m / 1343 sq ft



**Emery &  
Orchard**  
ESTATE AGENTS

01483 419 300

20 High Street  
Godalming  
Surrey  
GU7 1EB

email:office@emery-orchard.co.uk

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.

