

Amberley Cottage Amberley Lane

Milford Surrey GU8 5EB

Guide Price: £699,500 Freehold

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- Wealth of Period Features
- Sitting Room With Inglenook Fireplace
- Dining Room & Study Area
- Kitchen
- Three Bedrooms
- Bathroom & Shower Room
- 32ft Period Barn
- Double Oak framed Carport & Garage
- Garden, Orchard & Paddock with Stable
- Plot in all Approx. 1/3rd Of An Acre



A wonderful Grade II listed cottage of immense charm and character, believed to date back to the mid 15th century and having a wealth of period features. The cottage has a plot of approximately 1/3rd of an acre that includes an attractive south facing garden, orchard and small paddock with stables. There is also a garage, 32ft period barn and a double oak framed carport. The cottage is located in an unmade lane within easy reach of the village centre with all its excellent amenities, popular schools, bus routes, main line station and much common and heathland.

Comment from the Owner 'We moved here because the area is tranquil whilst still being accessible, with a vibrant community, We love our house because it is warm and cosy yet steeped in history'

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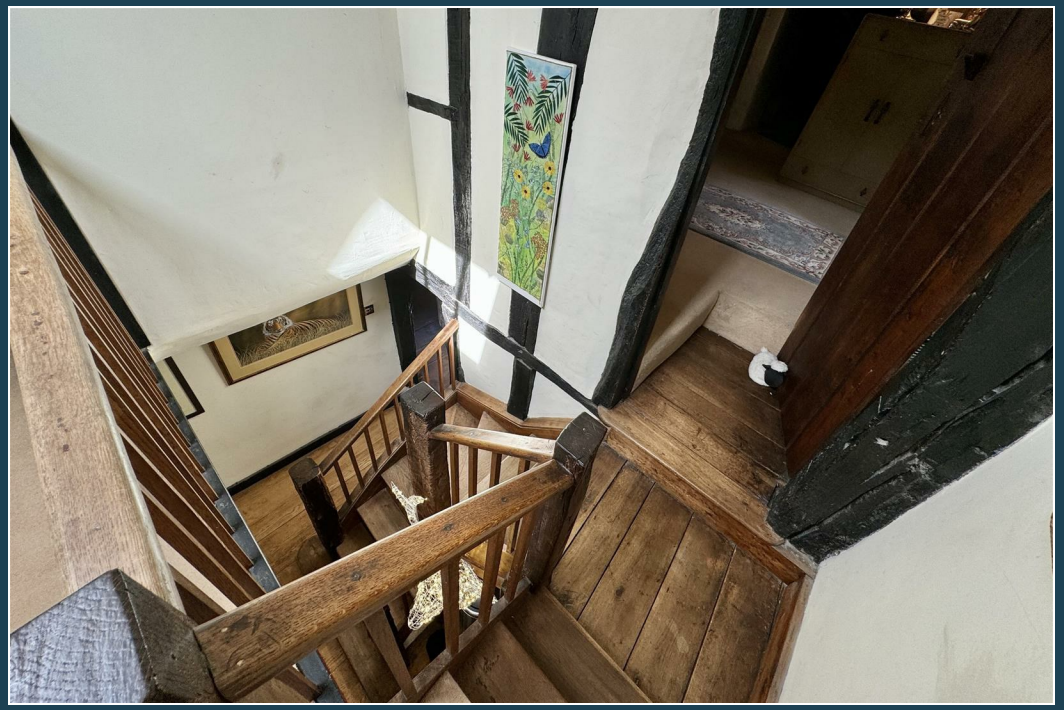
WELCOME
CAT Café
HOME
CAT
HOUSE

















Main Line Station – 1.3 miles (Waterloo approx. 50/55 mins)

Village Centre – 0.5 miles Godalming – 2.2 miles

Infant School – 0.7 miles Junior School – 1.8 miles

Secondary School – 1 mile

Doctors – 0.6 miles Dentist – 0.6 miles

A3 – 0.8 miles M25 – 15.6 miles M3 – 15 miles

Gatwick – 29.5 miles Heathrow – 28 miles

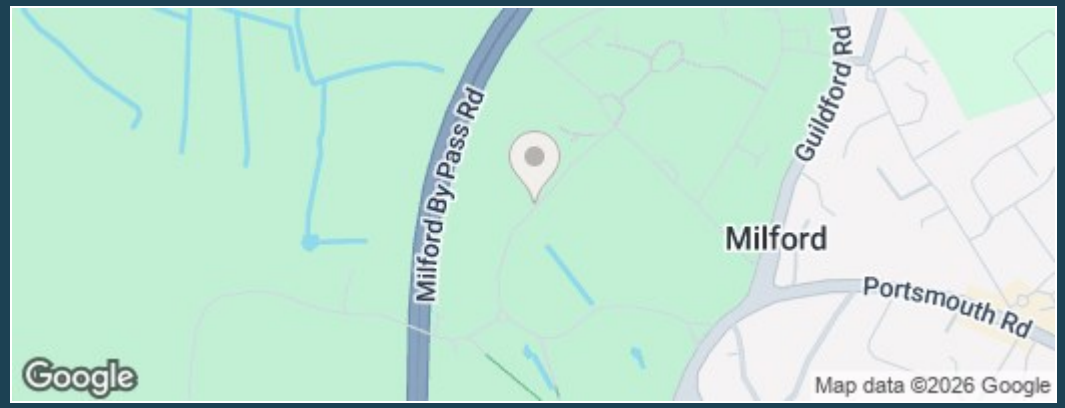
Council Tax Band – F Payable – £3579.15 (2025/26)

EPC Rating – E





Directions: BOX 423 A2 Leave Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit continuing under the railway bridge and on towards Milford Village. On reaching Milford Village take the second exit at the mini roundabout continuing along the Portsmouth Road until you reach the traffic lights. At the traffic lights turn right and at the next set of traffic lights turn immediately left into Old Elstead Road. Continue along Old Elstead Road and Amberley Lane will be found on your left. Amberley Cottage will be found after a short distance on your left.



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Amberley Cottage

Approximate Gross Internal Area = 123.5 sq m / 1329 sq ft
Outbuildings = 104.3 sq m / 1123 sq ft
Total = 227.8 sq m / 2452 sq ft

= Reduced headroom below 1.5 m / 5'0

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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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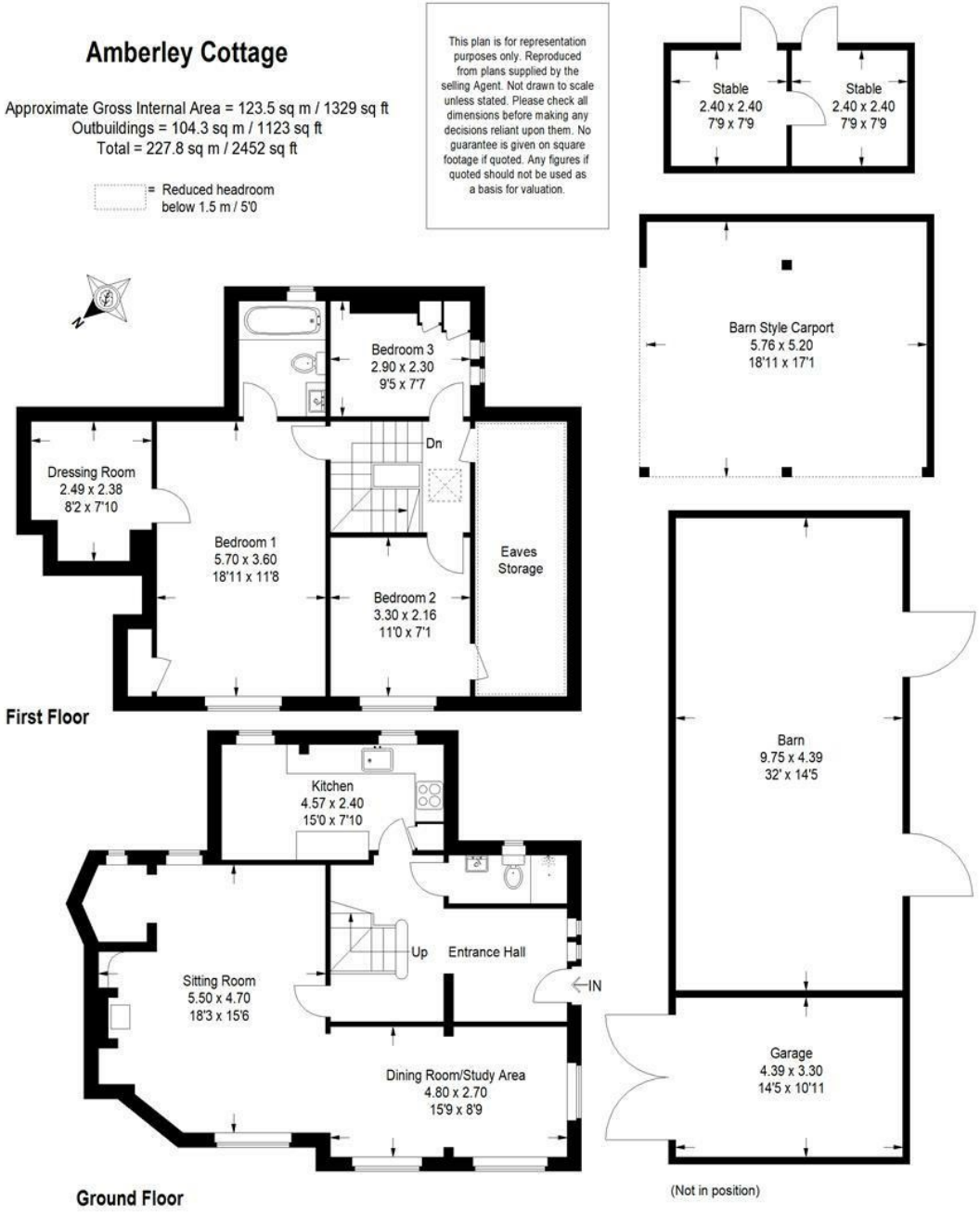

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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings 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.

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