

7 Ockfields

Milford Surrey GU8 5JT

Guide Price: £565,000 Freehold

Emery& Orchard
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- Close To Village Centre & Station
- Entrance Hall & Cloakroom
- Delightful Sitting/Dining Room
- Stylish Fitted Kitchen
- Three bedrooms
- Two Shower Rooms
- Gas Central Heating
- Double Glazing
- Garage
- Attractive Landscaped Gardens



A fabulous and much improved three bedroom Georgian Style home providing bright and well planned accommodation presented to a high standard. The accommodation includes a delightful dual aspect sitting/dining room, a stylish re-fitted kitchen with integrated appliances, three bedrooms and two re-fitted shower rooms. Other features include a garage in nearby block and attractive landscaped gardens. The property occupies a great location, set in s a small cul de sac, only moments from the village centre with its excellent shops and facilities, popular schools, nearby bus routes and station.

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Main Line Station – 0.7 miles (Waterloo approx. 45/50 mins)

Milford Village Centre – 100 metres Godalming – 1.7 miles

Infant School – 0.3 miles Junior School – 1.5 miles

Secondary School – 0.8 miles

Doctors – 75 meters Dentist – 0.3 miles

A3 – 1.0 miles M25 – 15.5 miles M3 – 15.2 miles

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

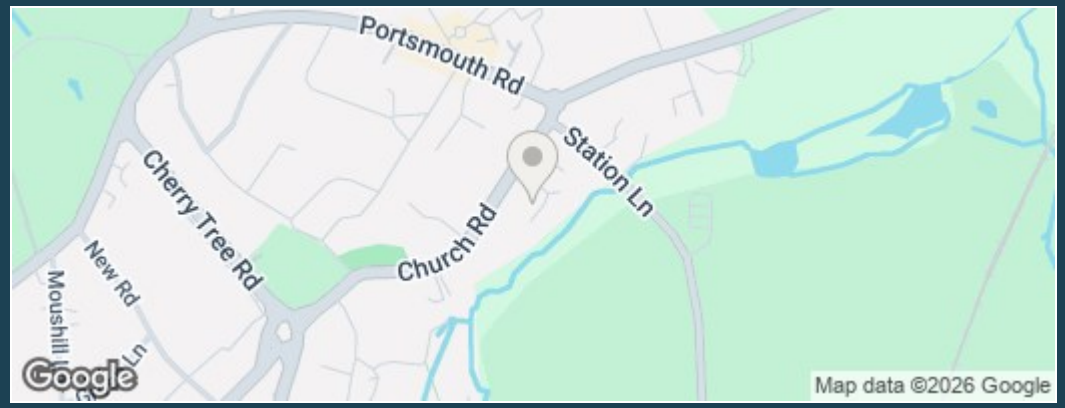
Energy Efficiency Rating - C

Maintenance of Communal Grounds – approx. £30





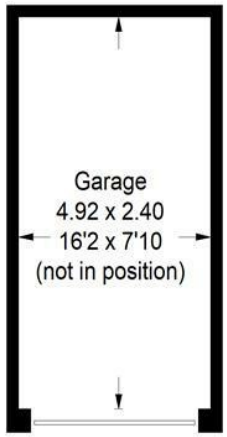
Directions: BOX 422 O1 From Godalming proceed in a southerly direction on the A3100, taking the right hand exit at the mini roundabout by the Inn On The Lake, passing under the railway bridge onto the Portsmouth Road. Continue for just over 1 mile and on reaching the mini roundabout at Milford take the 1st exit into Church Road. Ockfields will then be seen, after a short distance, as the second turning on your left hand side. Number 7 will then be found on your left.

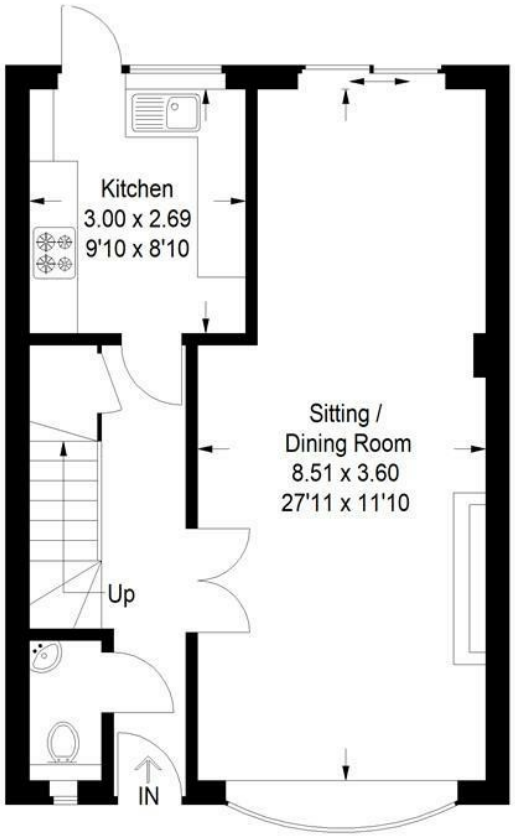


Ockfields, Milford

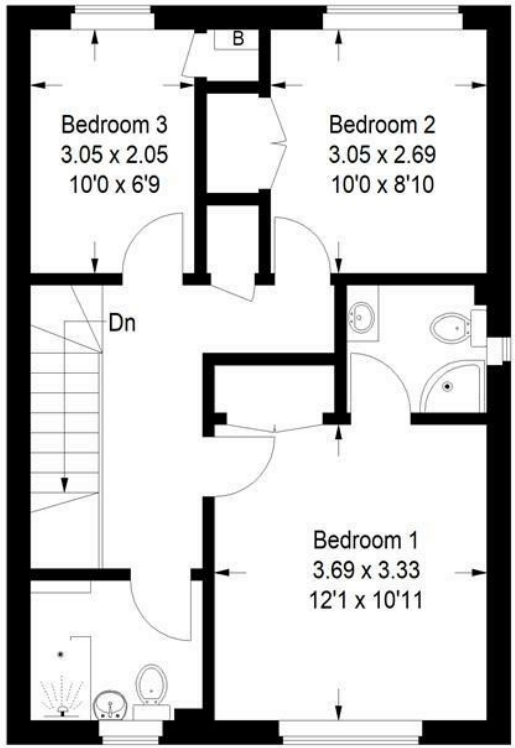
Approximate Gross Internal Area
Ground Floor = 50 sq m / 538 sq ft
First Floor = 49.3 sq m / 531 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 111.1 sq m / 1196 sq ft

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.





Ground Floor



First Floor

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rightmove
ZOOPLA
A member of OnTheMarket.com
PrimeLocation.com
naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.