

25 Highcroft

Milford Surrey GU8 5AZ

Asking Price: £266,000 (70/30% shared equity) Leasehold

Emery & Orchard
ESTATE AGENTS

- Entrance Hall
- Dual Aspect Living Room
- Fitted Kitchen
- Two Bedrooms
- Shower Room
- Double Glazing & Gas Central heating
- Attractive Communal Gardens & Patio
- On Site Scheme Manager
- Resident Lounge & Laundry
- Residents Parking



A delightful two bed bungalow providing bright well planned accommodation forming part of this popular low level retirement development set in attractive communal gardens. Highcroft benefits from an Estate Manager on-site Mon - Fri mornings, a residents lounge/conservatory, laundry & guest suite. There is also ample residents parking. The property occupies a convenient location approximately 1/2 mile from the village centre with its excellent local shops and facilities, doctors and dentists, nearby bus routes and main line station. (* Price based on 70/30% shared equity)

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Guest Suite


Residents
Conservatory

Main Line Station – 1.1 miles (Waterloo approx. 55 mins)

Village Centre – 0.5 miles Godalming – 2.1 miles

Doctors – 0.5 miles Dentist – 0.7 miles

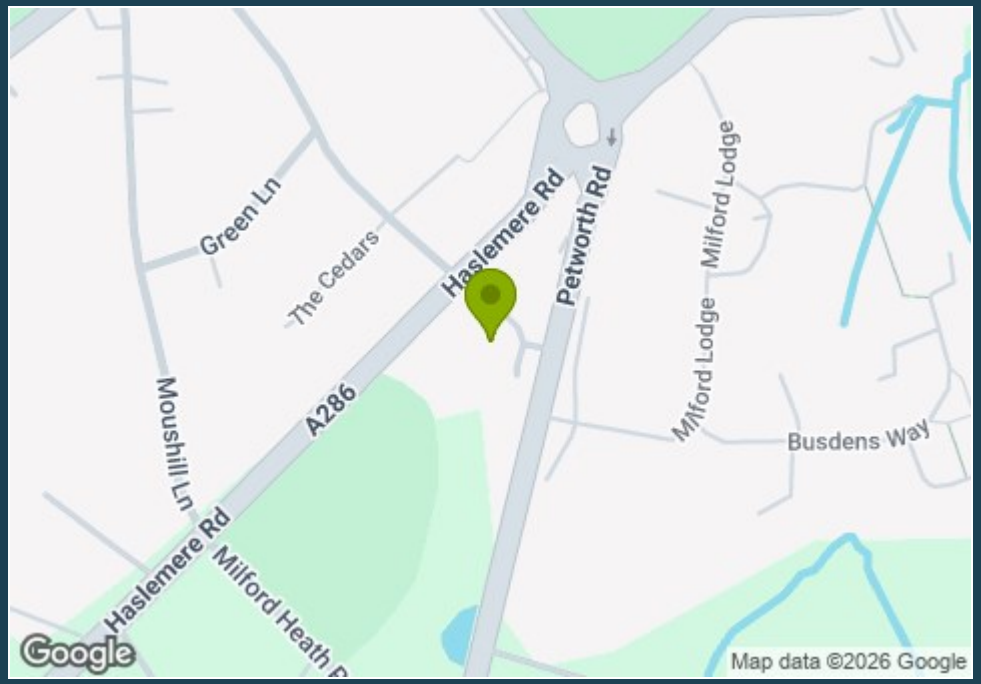
Gatwick – 29 miles Heathrow – 28.6 miles

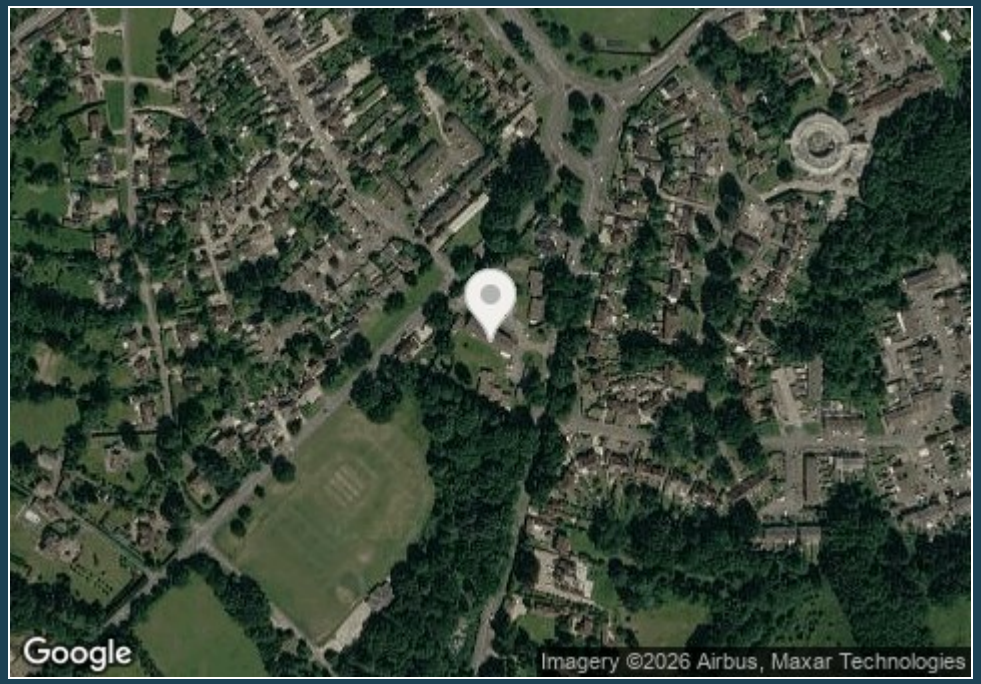
A3 – 1 mile M25 – 15.8 miles M3 – 15.3 miles

Council Tax Band – C Payable – £2202.55p (2025/26)

Leasehold – New 99 Years Maintenance – £3463.16

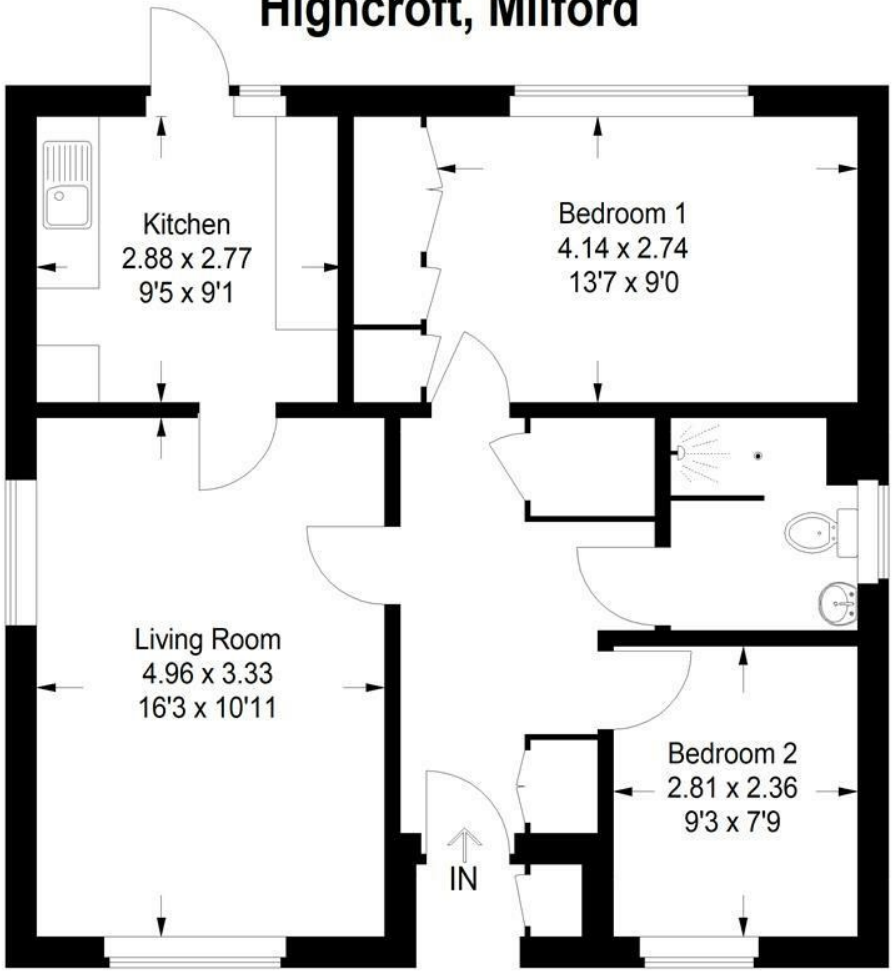
Ground Rent – Nil EPC Rating – D





Directions: BOX 421 H3 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 round about take the first exit onto the A283 Petworth Road and Highcroft will then be seen after a short distance on the right hand side.

Highcroft, Milford



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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Approximate Gross Internal Area
(Including Store)
61.4 sq m / 661 sq ft

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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.