



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

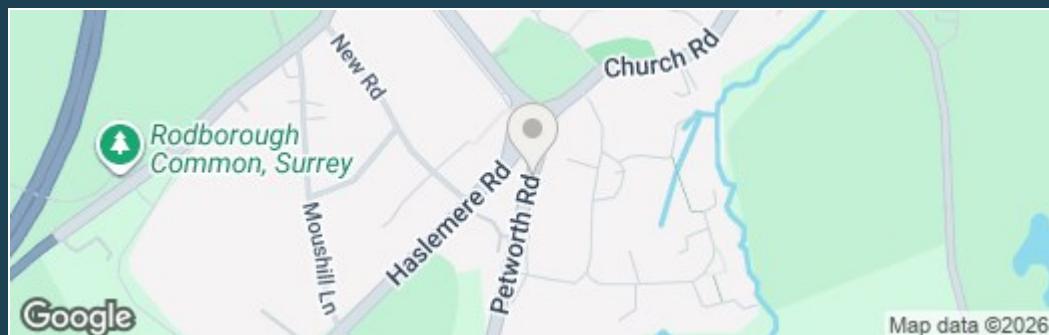
A3 - 1 mile M25 - 15.5 miles M3 - 15 miles

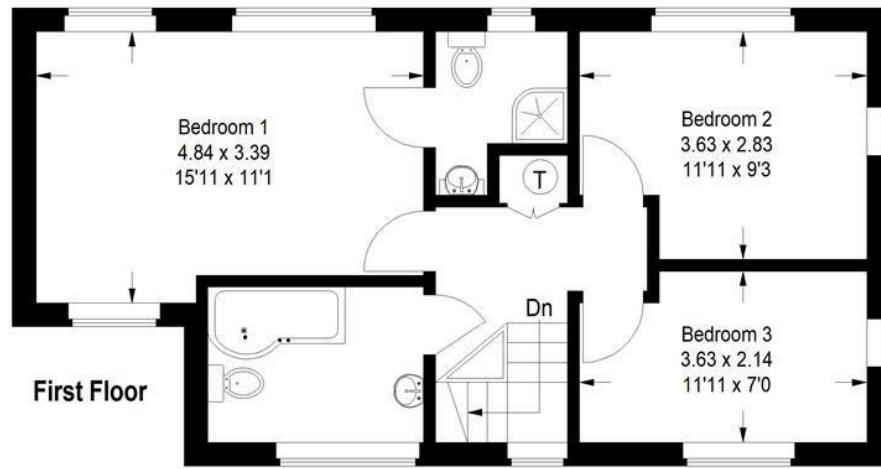
Council Tax Band - E Payable - £3028.50p (2025/26)

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 your 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

