



Ruston Cottage Eashing Lane

Milford Surrey GU8 5EP

Guide Price: £750,000 Freehold





- No Onward Chain
- Superb 31ft Triple Aspect Sitting/Dining Room
- Family Room/4th Bedroom
- Large Kitchen/Breakfast Room & Utility Room
- Main Bedroom with Dressing Room & En-Suite Bathroom
- Two Further Double Bedrooms & Family Bathroom
- Gas Heating & Double Glazing
- Large Driveway
- Garage
- Attractive Gardens



A bright, spacious and adaptable single storey three/four bedroom detached family home set in attractive gardens with large driveway and detached garage. The property occupies a convenient location being within easy reach of the village centre with its excellent shops, leisure and recreational facilities, popular schools, bus routes and main line station.











Main Line Station – 1 mile (Waterloo approx. (50/55 mins)

Village Centre – 0.4 miles Godalming – 2.2 miles

Infant School – 0.5 miles Primary School – 1.3 miles

Secondary School – 1 mile

Doctors – 0.2 miles Dentist – 0.2 miles

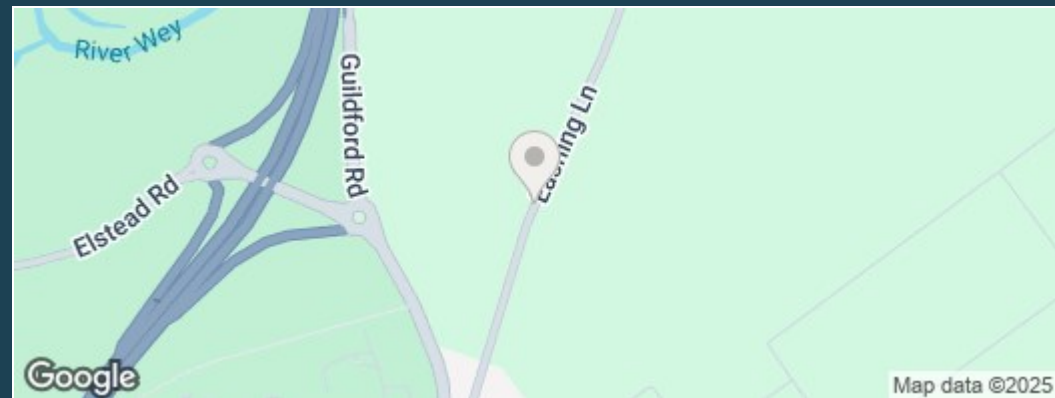
A3 – 0.5 miles M25 – 14.5 miles M3 – 13.5 miles

Council Tax Band – F Payable – £3415.72p (2024/25)

EPC Rating – D



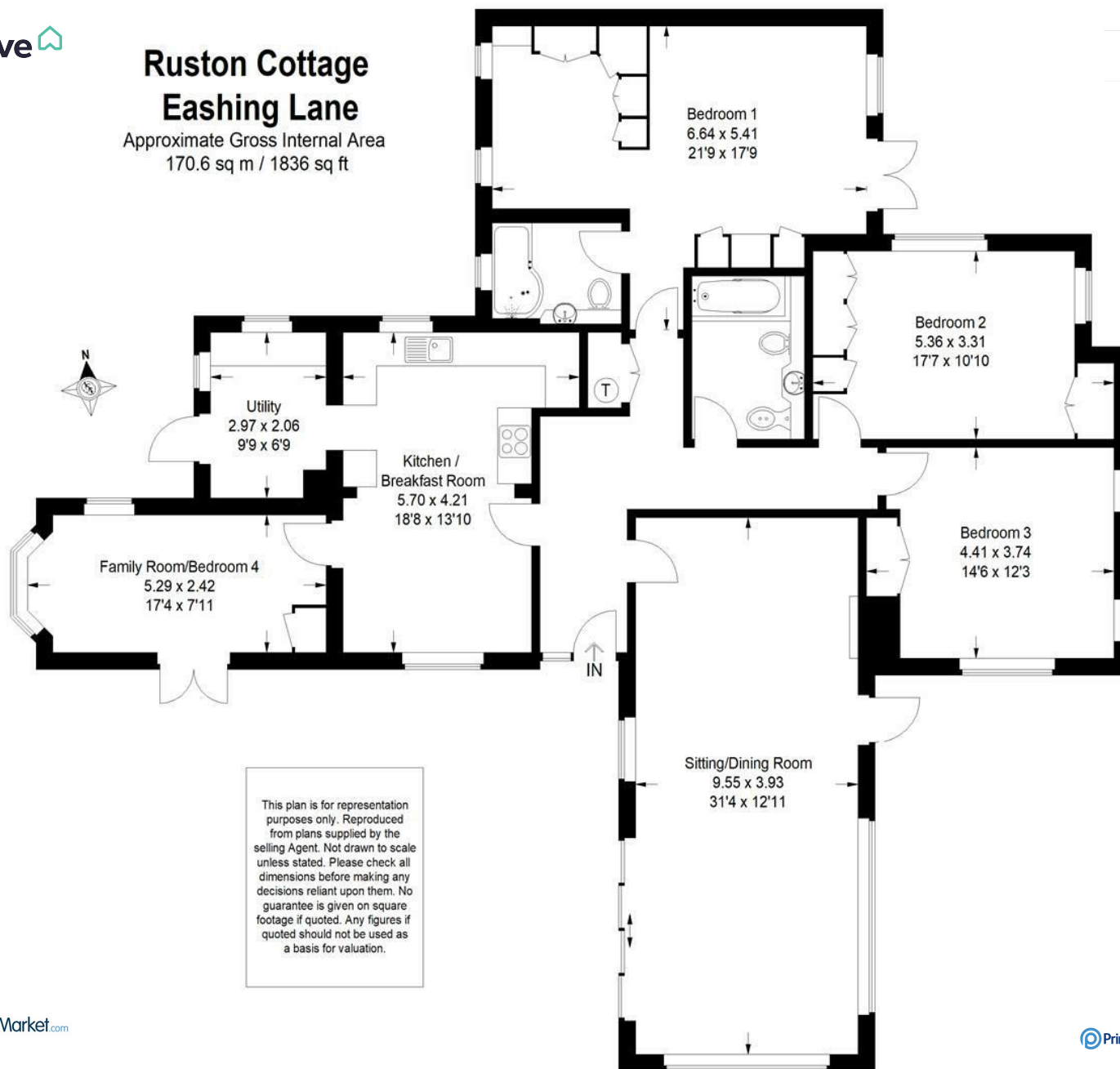
Directions: From Godalming proceed south along the Ockford Road and, on reaching the roundabout by the Inn On The Lake, take the second exit and continue under the railway bridge. After a short distance take the first turning right into Eashing Lane, continue for approx 1.5 miles proceeding up the hill and along the road which bends sharply to the left, passing the turning for Eashing on the right, and Ruston Cottage will be found at the end of the road on your left.



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Approximate Gross Internal Area
170.6 sq m / 1836 sq ft

ZOOPLA



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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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.

