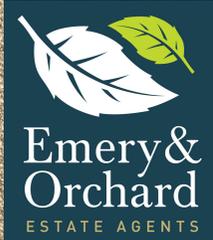




2 Milford House Portsmouth Road

Milford Godalming GU8 5HJ
Asking Price: £550,000 Leasehold





- Short Walk of Village Centre
- Security Entry Phone System
- Easy Reach of Milford Main Line Station & Godalming Town Centre
- Impressive 26ft x 18ft Sitting Room with High Ceiling & Tall Sash Windows
- Fully Fitted Kitchen/Breakfast Room
- Two Double Bedrooms
- Two Bathrooms with One En-Suite
- Direct Access into a Private Patio Garden
- Gas Heating
- Gated Parking Area with Allocated Parking Space



A superbly presented two bedroom ground floor apartment with its own private garden forming part of Milford House, a beautifully restored Grade II listed country house forming part of an exclusive gated development, ideally located only minutes from the village centre with its excellent local shops and services, main line station and easy access to the A3.







Main Line Station – 0.9 miles (Waterloo approx. 50/55 mins)

Village Centre – 0.2 miles Godalming – 1.5 miles

Doctors – 0.2 miles Dentist – 0.4 miles

A3 – 01.1 miles M25 – 15.5 miles M3 – 15.5 miles

Heathrow – 27.6 miles Gatwick – 29.7

Lease 125 years from 27th July 1999

Service Charge - July 2025 to January 2026 £2493.63.

Ground Rent £397.70 P.A.

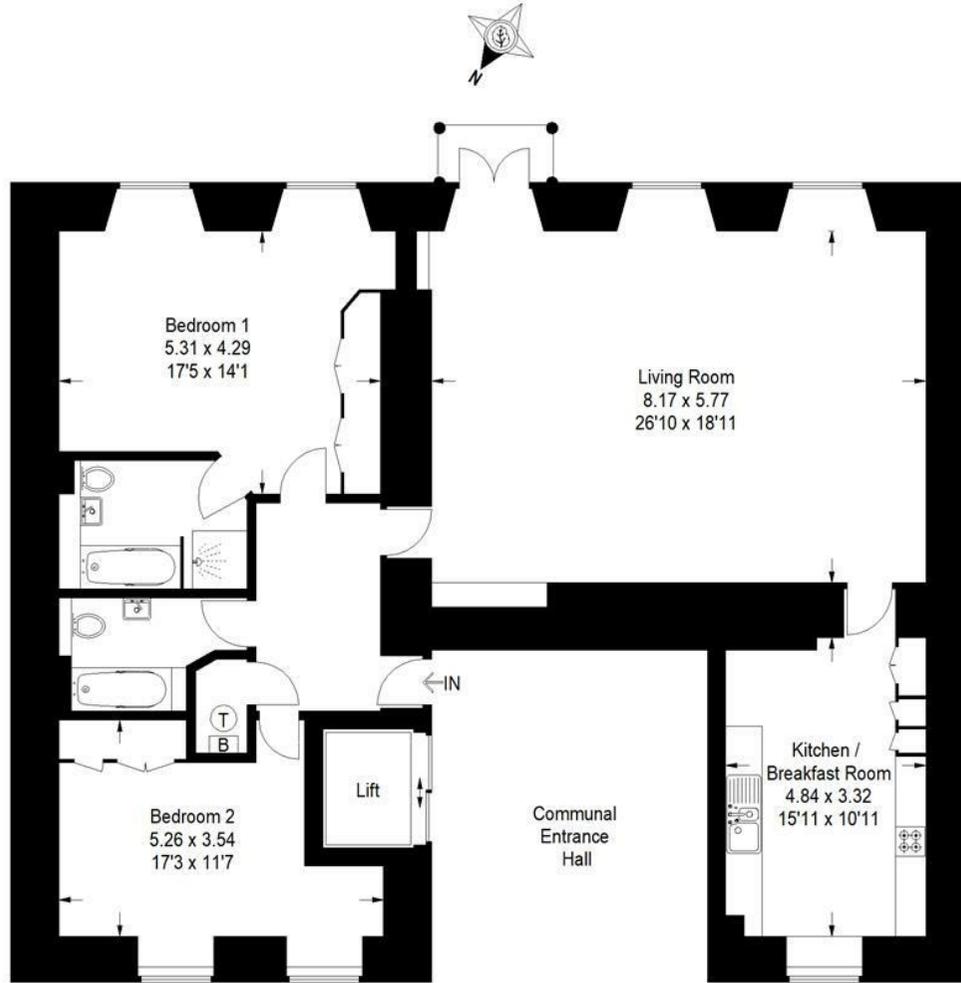
Council Tax Band F £3579.15 P.A. (2025/26)



Directions: 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 along the Portsmouth Road towards Milford village. After approximately one mile, and just after The Refectory, Milford House will be found on your left hand side just before you reach the village centre. The entrance to number 10 is to the left of the main house.



Approximate Gross Internal Area = 137.0 sq m / 1475 sq ft



Upper Ground Floor



Emery & Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.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.

