



Marlow 28 New Road

Milford Surrey GU8 5BE

Guide Price: £850,000 Freehold





- Close to Village Centre
- Easy Reach of Main Line Station & A3
- Sitting Room
- Family Room
- Kitchen/Dining Room
- Cloakroom
- Four Double Bedrooms
- En-Suite Shower Room & Designer Bathroom
- Gas Heating & Double Glazed Windows
- Off Road Parking & Large South/West Facing Rear Garden



An attractive and much improved detached Edwardian family home with many character features, providing accommodation that includes a cloakroom, delightful sitting room, family room, superb kitchen/dining room as well as four double bedrooms, an en-suite shower room and designer bathroom. The property also benefits from off road parking and large south west facing rear garden and occupies a great location being within easy reach of the village centre with its excellent shops and facilities, popular schools and main line station.











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

Village Centre – 0.4 miles Godalming – 2.2 miles

Infant School – 0.4 miles Junior School – 1.4 miles

Secondary School – 0.6 miles

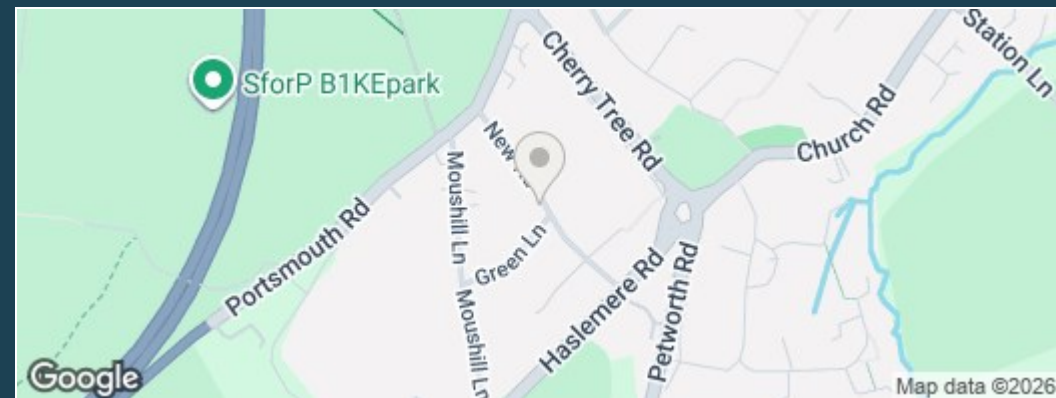
Doctors – 0.5 miles Dentist – 0.6 miles

A3 – 0.9 miles M25 – 15 miles M3 – 15 miles

Council Tax Band – E Payable – £3028.50p EPC Rating – D



Directions: Proceed out of Godalming in a southerly direction towards Milford. Upon entering the village at the mini roundabout bear left into Church Road. At the next roundabout take the second exit signposted Haslemere on the A286. Take the first turning right into New Road and Number 28 will be then found after a short distance on the left hand side.





**Emery &
Orchard**
ESTATE AGENTS

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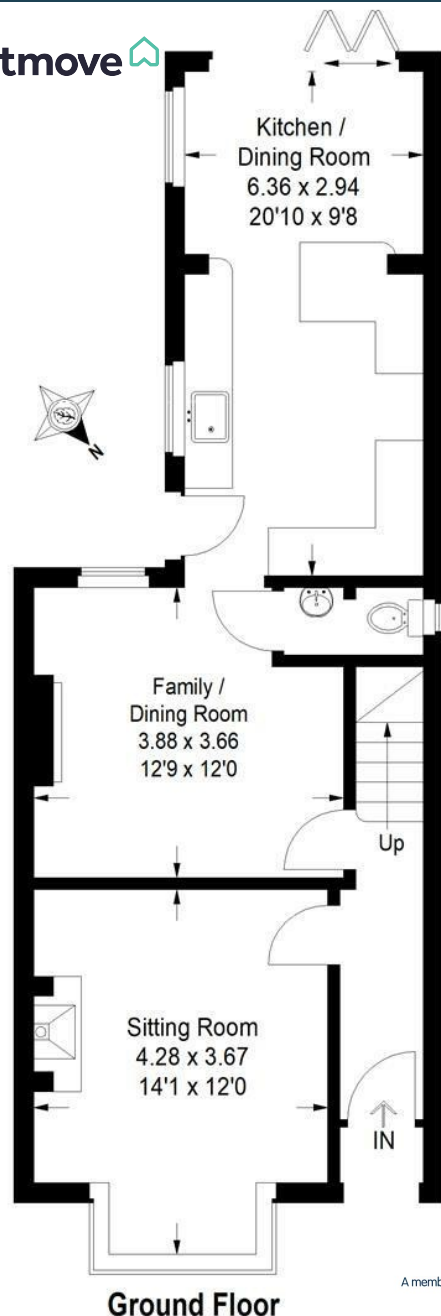
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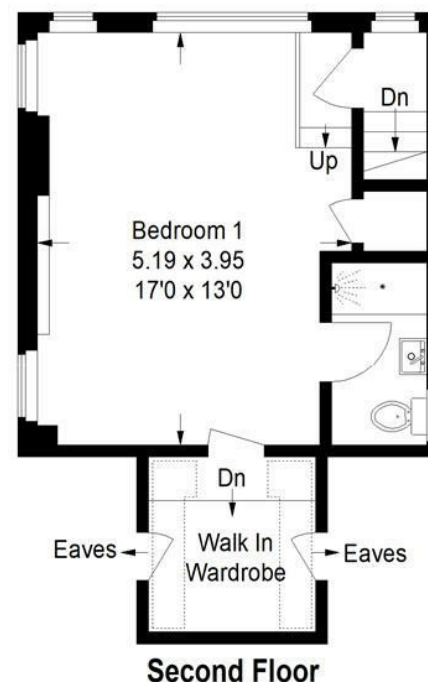
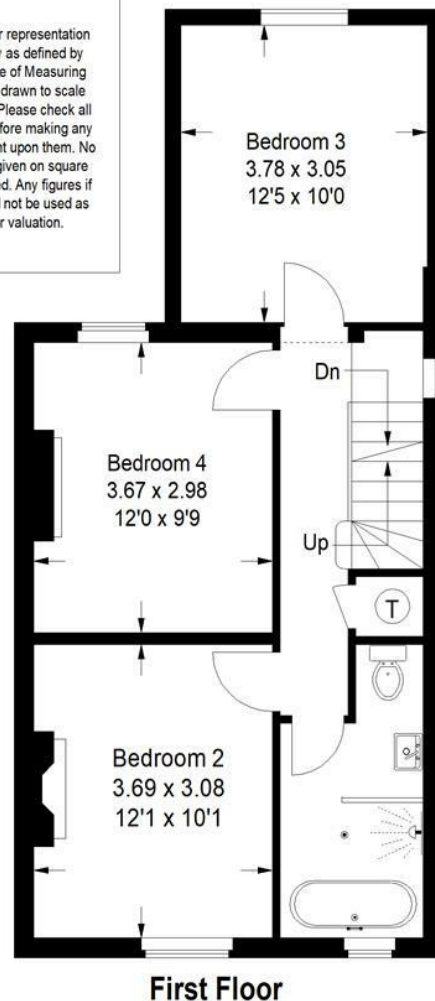
Approximate Gross Internal Area
Ground Floor = 57 sq m / 613 sq ft
First Floor = 48.5 sq m / 521 sq ft
Second Floor = 30.4 sq m / 327 sq ft
Total = 135.9 sq m / 1461 sq ft

 = Reduced headroom
below 1.5 m / 5'0"

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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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.

