



23 Cherry Tree Road

Milford GU8 5AX

Guide Price: £825,000 Freehold





- Stylishly Extended & Fully Refurbished
- Bright, Spacious & Adaptable Family Accommodation
- Easy Reach Of Village Centre, Mainline Station & Excellent Local Schools.
- Large Entrance/Reception Hall with Cloakroom
- Sitting Room with Wood Burning Stove
- Impressive 21ft x15ft Kitchen/Dining Room
- Utility/Boot Room
- Family Room & Study
- Four Double Bedrooms & Two Bathrooms
- Large South Facing Rear Garden & Detached Timber Outbuilding



A deceptively spacious four bedroom semi detached house recently extended and fully refurbished to create a wonderful family home offering bright, spacious and adaptable accommodation. The house is very conveniently located within easy reach of Milford village centre and schools to suit all age groups as well as being a short distance to Milford main line station serving London Waterloo and the A3 linking with the M25. For the walking and cycling enthusiast the house is also within easy reach of Witley & Milford Commons.











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

Village Centre – 0.6 miles Godalming – 2 miles

Infant School – 0.4 miles Junior School – 1.3 miles

Secondary School – 0.5 miles

Doctors – 0.5 miles Dentist – 0.6 miles

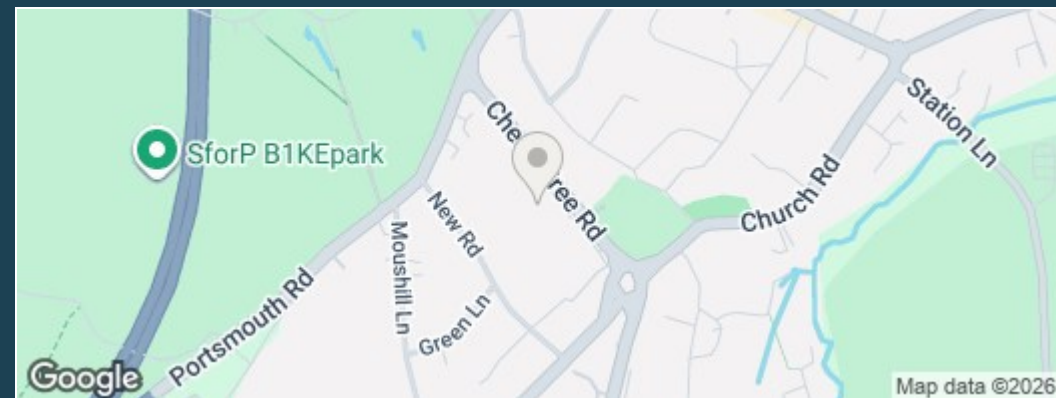
A3 – 1 mile M25 – 15.5 miles M3 – 15 miles

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

EPC Rating - C



Directions: BOX 416 - C1 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 second exit left into Church Road. Continue to the next roundabout taking the third exit into Cherry Tree Road and then immediately left into a service road and Number 23 will then be found after approximately 250 meters on your left hand side.



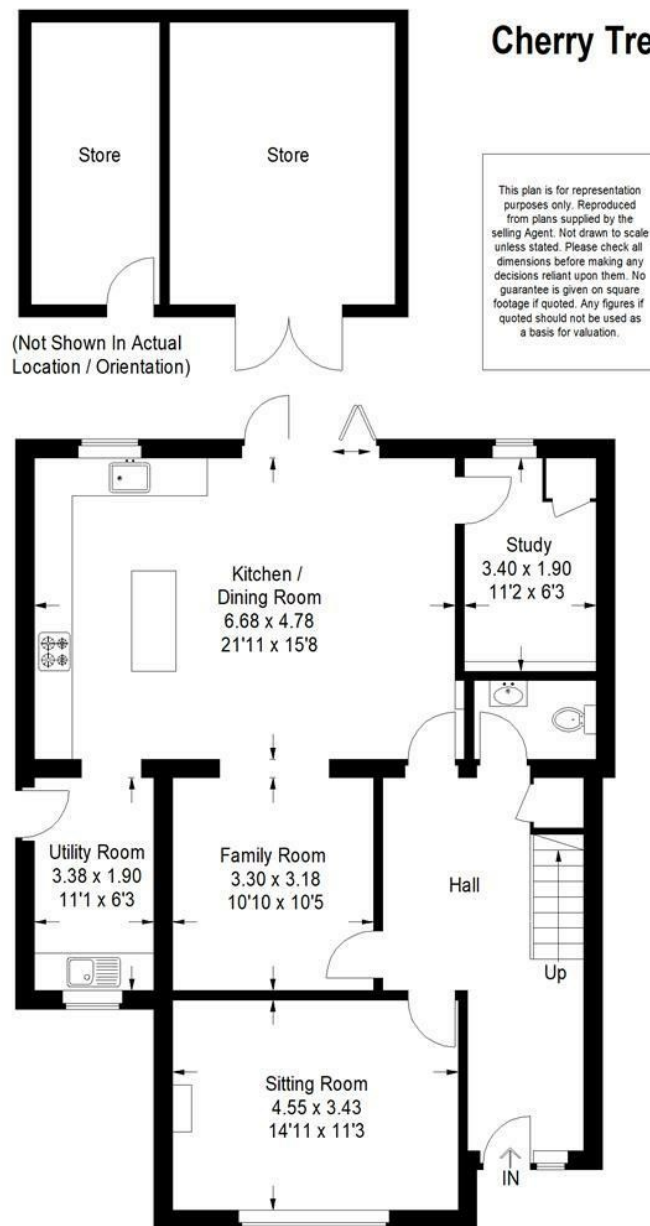


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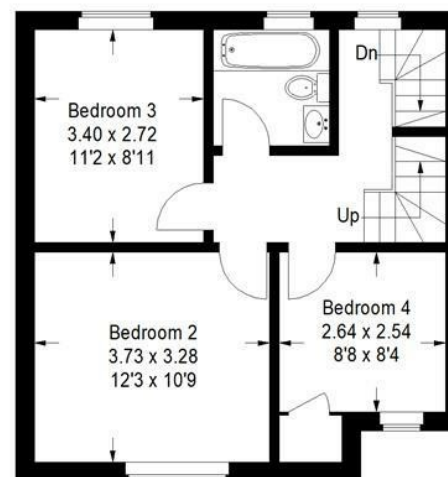


Ground Floor

Approximate Gross Internal Area
Ground Floor = 95.9 sq m / 1032.7 sq ft
First Floor = 44.5 sq m / 478.9 sq ft
Second Floor = 29.1 sq m / 312.9 sq ft
Outbuilding = 25.9 sq m / 279 sq ft
Total = 195.4 sq m / 2103.5 sq ft



Second Floor



First Floor

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.