



## 2 Milford Lodge

Milford Surrey GU8 5JG

Asking Price: £565,000 Freehold





- No Onward Chain
- Close to Village Centre & Popular Schools
- Easy Reach of Main Line Station & A3
- Short Drive to Godalming Town Centre
- Fully Refurbished in 2022
- Sitting Room & Kitchen/Dining Room
- Utility Room & Cloak/Shower Room
- Three Bedrooms & Bathroom
- Off Road parking for Several Cars
- Large South Facing Rear Garden with Large Timber Garden Shed



Fully refurbished in 2022, this well-appointed three-bedroom semi-detached family home offers bright and spacious accommodation throughout. Occupying an enviable position at the end of a no-through road, the property is ideally located just a short walk from the village centre and its excellent local shops schools and general amenities. Perfect for commuters, the home is also within easy reach of both Milford mainline station (Waterloo 55 mins) and the A3 which provides access to the M25.











Milford Main Line Station – 1.3 mile (Waterloo approx. 55 mins)

Village Centre – 0.3 miles Godalming – 2.2 miles

Infant School – 0.2 miles Junior School – 1.3 miles

Secondary School – 0.3 miles

Doctors – 0.3 miles Dentist – 0.6 miles

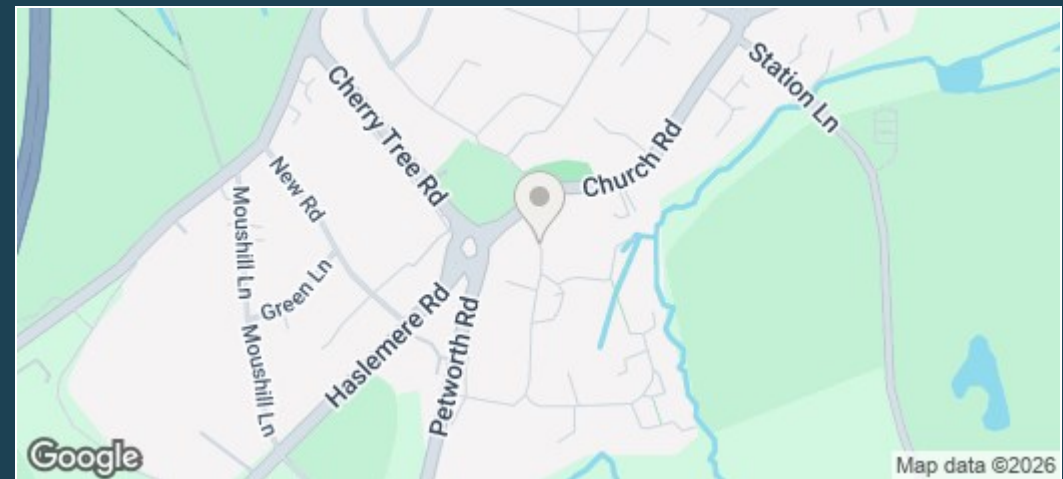
A3 – 1 mile M25 – 15.5 miles M3 – 15 miles

Council Tax Band – D Payable – £2594.03 (2026/27)

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 Milford Lodge will be found as the first turning on the left.



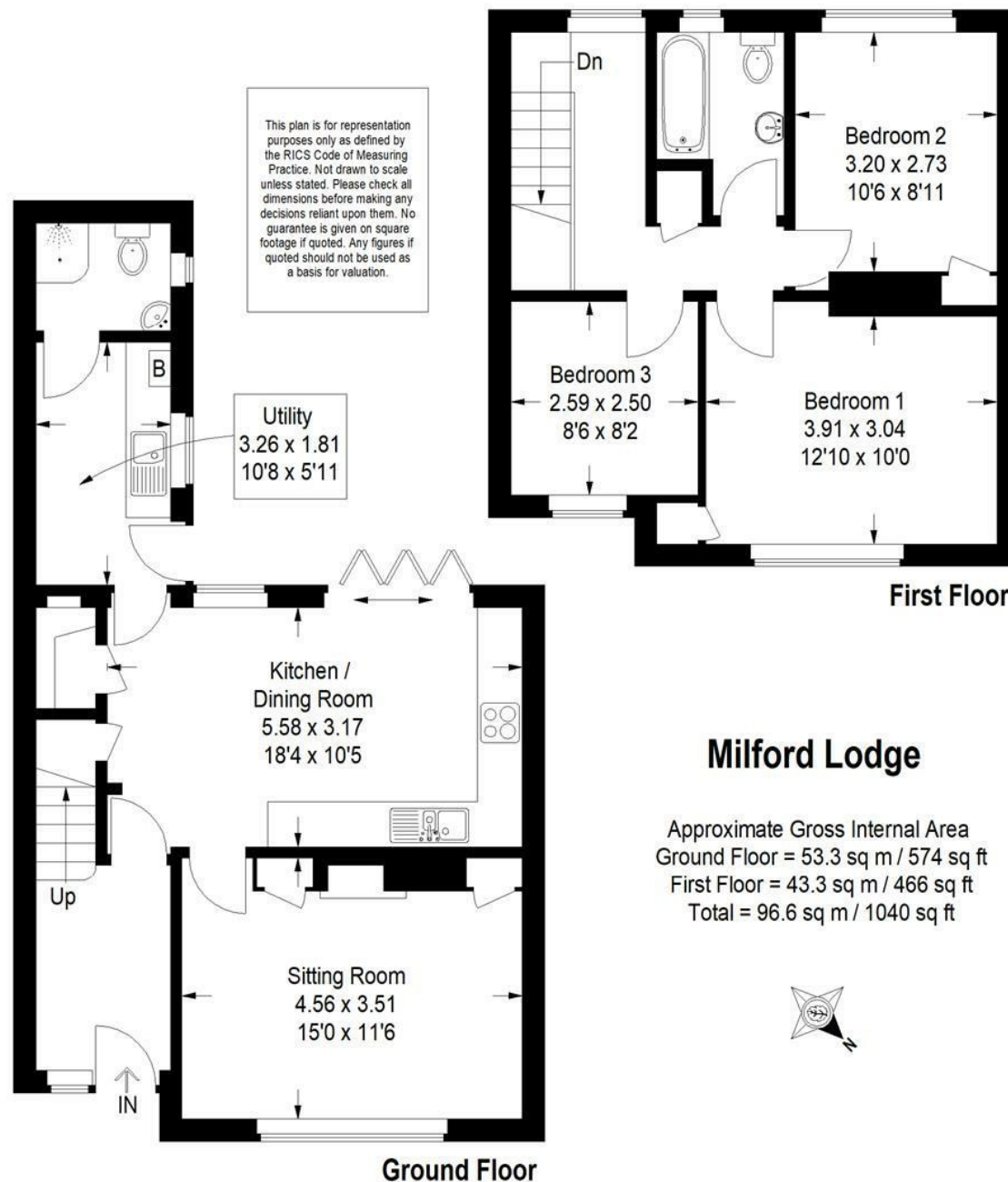


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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings 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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.