



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

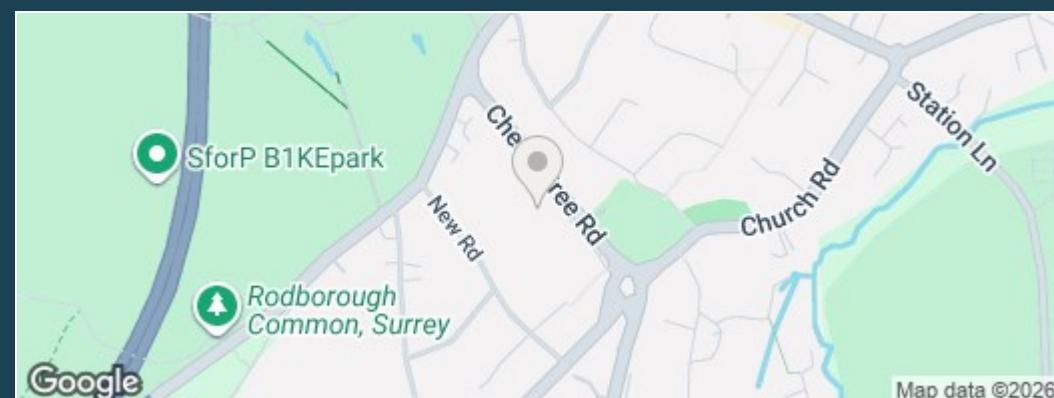
A3 – 1 mile M25 – 15.5 miles M3 – 15 miles

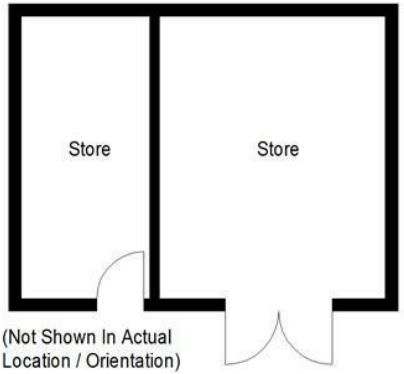
Council Tax Band – E Payable – £3028.50 (2025/26)

EPC Rating - C

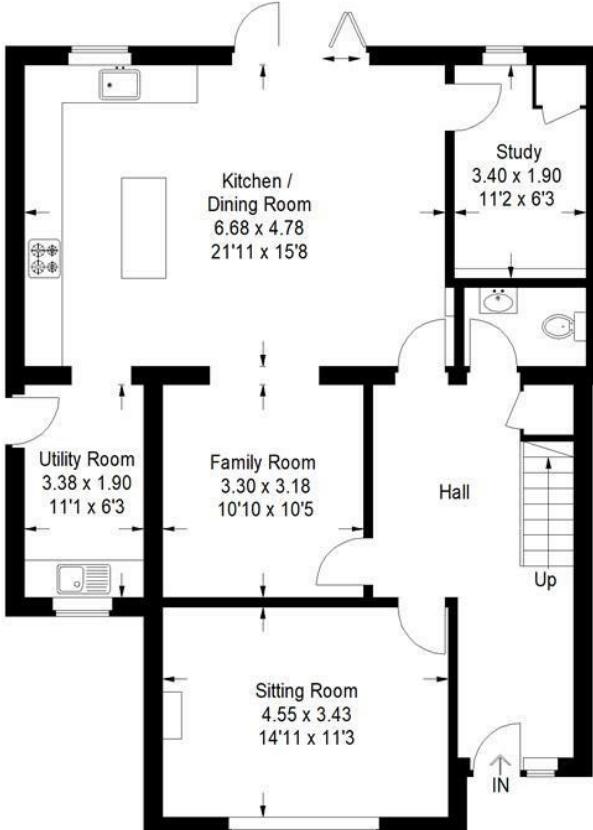


Directions: Leave Godalming in a southerly direction on the A3100 taking the right hand exit at the roundabout by the Inn on the Lake and continuing on to Milford village. On reaching the village at the first mini roundabout take the second exit left into Church Road. Continue to the next roundabout 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.





## Cherry Tree Road, Milford, Godalming



**Ground Floor**

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.

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**

