



1 Milford House Portsmouth Road

Milford GU8 5HJ

Asking Price: £648,500 - LEASEHOLD





- Short Walk to Village Centre
- Easy Reach of Milford Main Line Station & Godalming Town Centre
- Security Entry Phone System
- 1,650 square feet of Living Space
- Impressive communal Entrance Hall
- Living/Dining/Kitchen Areas with a Unique Barrel-Vaulted Brick Ceiling
- Three Large Double Bedrooms
- En-Suite Bathroom & Shower Room
- Direct Access into Two Separate Private Sunken Patio Gardens
- Gated Parking Area with Two Allocated Parking Spaces & Visitors Parking Area



Forming part of an exceptional Grade II listed country mansion near Milford village, this remarkable three-bedroom conversion apartment offers over 1,650 square feet of characterful living space. An impressive communal entrance hall provides access to the apartment that then includes a fabulous open-plan living, dining, and kitchen area featuring a unique barrel-vaulted brick ceiling and tall arched windows. French doors open directly onto a private garden with two walled terraces. The principal bedroom boasts a dressing room and en-suite, while two further double bedrooms offer excellent versatility. Complete with two allocated parking spaces the apartment is only a short walk to excellent local amenities and is within easy access to Milford mainline station with a direct connection to London Waterloo.











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

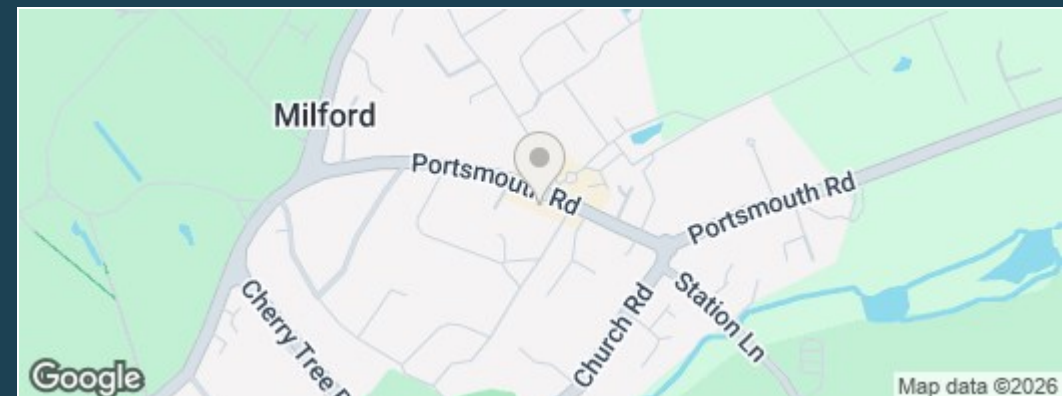
Service Charge - £4804.42 (2025/26)

Ground Rent £387.70 P.A.

Council Tax Band E £3170.48. (2026/27)



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.



Milford House, Milford, Godalming

Approximate Gross Internal Area
179.3 sq m / 1931 sq ft
Outbuilding = 8.1 sq m / 88 sq ft
Total = 187.4 sq m / 2019 sq ft

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.

ZOOPLA

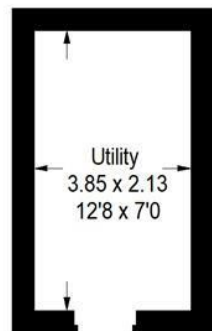


Emery & Orchard
ESTATE AGENTS

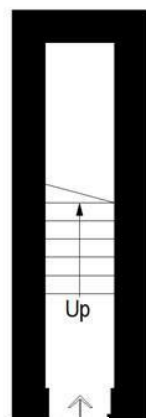
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Godalming
Surrey
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Outbuilding
(Not Shown In Actual Location / Orientation)



A member of **nTheMarket.com**

PrimeLocation.com

Ground 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. 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.