

Greencroft 2 Upper Manor Road

Milford Surrey GU8 5JW

Guide Price: £1,350,000 Freehold

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- *** No Onward Chain***
- Short Walk of Village Centre
- Easy Reach of Milford Main Line Station & A3
- Magnificent 30ft x 18ft Drawing Room with High Vaulted Ceiling
- Sitting Room
- Study
- Kitchen/Breakfast Room
- Utility/Laundry Room & Cloak/Shower Room
- Four Double Bedrooms, Bathroom & Box Room
- Secluded Garden with Large Timber Garden Studio/Gym



A tastefully refurbished four bedroom detached Victorian family house retaining many original period features and located close to the centre of the popular Surrey village of Milford which lies two miles to the south of Godalming. The house is also conveniently located within easy reach of excellent local schools as well as a main line station serving London Waterloo in approx. 50 mins and the A3 which links with the M25.

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Milford Main Line Station – 0.9 mile (Waterloo approx. 50 mins)

Milford Village Centre – 0.2 mile Godalming – 1.8 miles

Infant School – 0.4 mile

Secondary School – 0.9 miles - Doctors – 0.3 miles Dentist – 0.2 miles

A3 – miles 0.6 miles M25 – 14.9 miles M3 – 14.6 miles

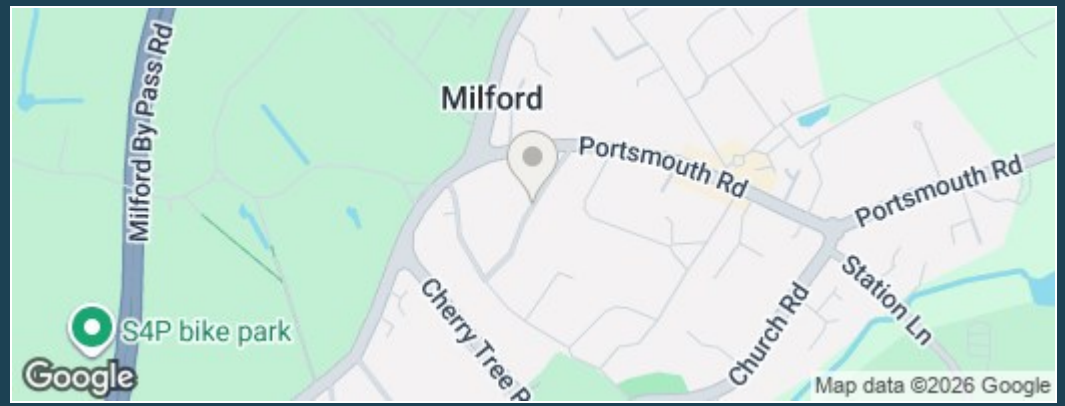
Energy Efficiency Rating - E

Council Tax Band – F Payable £3579.15





Directions: BOX 421 G2 Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continuing under the railway bridge into Portsmouth Road. Continue onto Milford village and on reaching the mini roundabout take the second exit continuing along the Portsmouth Road, then take the fourth turning on your left hand side into Upper Manor Road. Greencroft will the be found as the first house on your right hand side.



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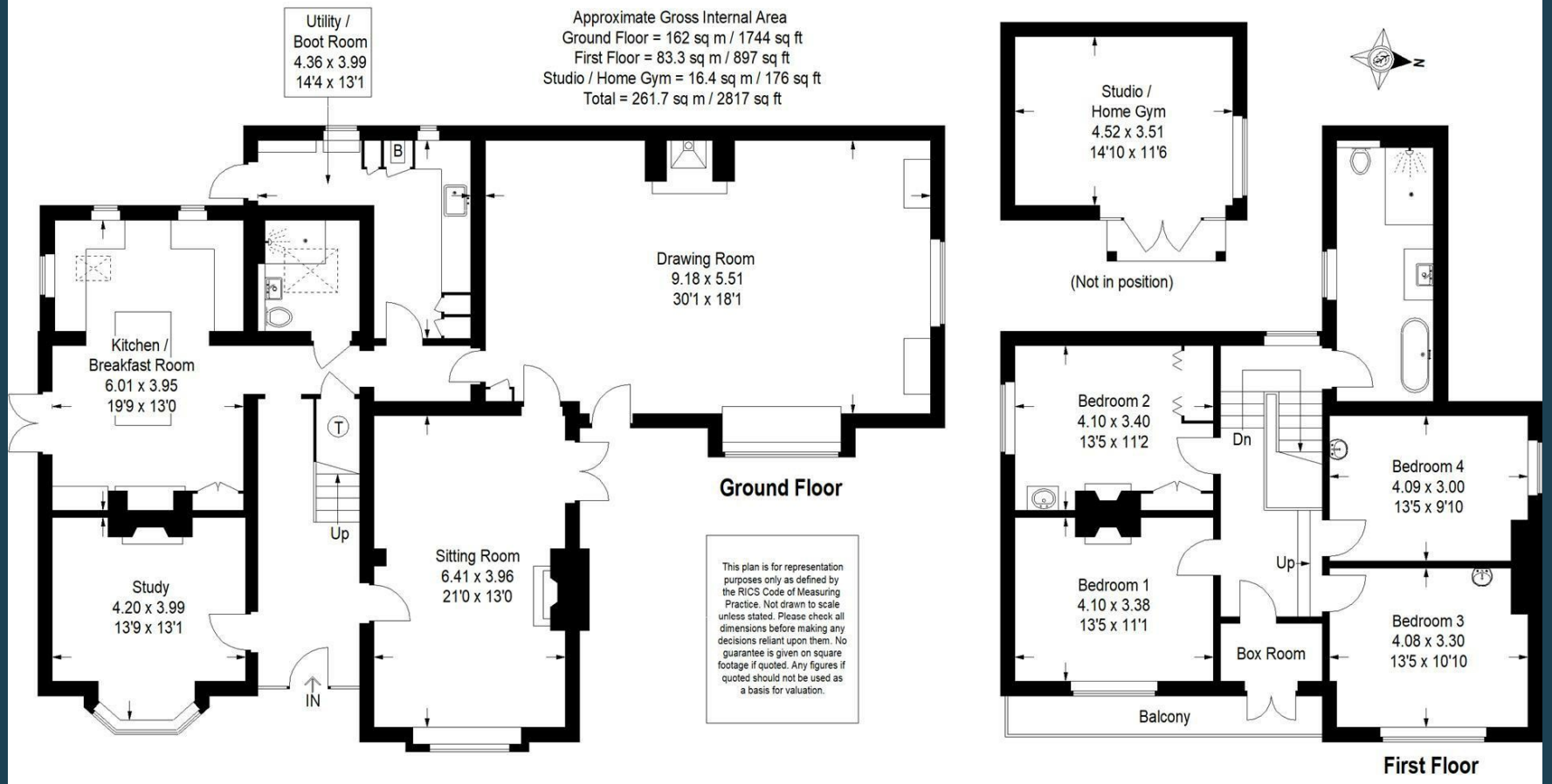
ZOOPLA

Upper Manor Road, Milford

Approximate Gross Internal Area
Ground Floor = 162 sq m / 1744 sq ft
First Floor = 83.3 sq m / 897 sq ft
Studio / Home Gym = 16.4 sq m / 176 sq ft
Total = 261.7 sq m / 2817 sq ft



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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.