



Cartref Manor Lea Road

Milford Milford GU8 5EF

Guide Price: £635,000 Freehold





- Excellent Potential To Extend (STPP)
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Three Bedrooms
- Shower Room
- Driveway
- Garage
- Workshop/Studio
- Attractive Gardens - Plot Approx. 1/4 Of An Acre



An opportunity to purchase an attractive detached three bedroom chalet style home set in an attractive garden with the plot extending in all to approximately 1/4 of an acre. The property provides well planned accommodation while also offering an opportunity to extend, subject to obtaining any necessary consents. The property also benefits from a driveway, garage and a useful garden studio/workshop. The property is located within easy reach of the village centre with its excellent shops, facilities, popular schools, bus routes and mainline station as well as being close to much common and heathland.







Main Line Station – 1.2 miles (Waterloo approx. 55 mins)

Village Centre – 0.5 miles Godalming – 2.5 miles

Infant School – 0.7 miles Junior School – 1.9 miles

Secondary School – 1.2 miles

Doctors – 0.6 miles Dentist – 0.5 miles

A3 – 0.7 miles M25 – 15.2 miles M3 – 13.8 miles

Council Tax Band – F Payable – £3579.15p (2025/26)

EPC Rating – D



Directions: BOX 418 - C1 Leave Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit going under the railway bridge on to the Portsmouth Road. Continue along the Portsmouth Road for just over a mile and on reaching Milford village continue straight ahead at the mini roundabout. Carry on for about 0.4 of a mile and at the traffic lights turn right and almost immediately left at the next set of lights onto the Old Elstead Road. Manor Lea Road will then be found as the first turning on your right. Continue along Manor Lea Road and Cartref will be found on the right.



Approximate Gross Internal Area
Ground Floor = 94.4 sq m / 1016 sq ft
First Floor = 15.1 sq m / 162 sq ft
Garage = 13.3 sq m / 143 sq ft
Outbuilding = 17.0 sq m / 183 sq ft
Total = 139.8 sq m / 1504 sq ft

