



47 Chapel Lane

Milford Surrey GU8 5EU

Asking Price: £620,000 Freehold









- Short Walk of The Village Centre
- 19ft x 17ft Garden Studio/Home Office
- Easy Reach of Milford Main Line Station
- Bay Fronted Sitting Room with Open Fireplace
- Dining Room
- Kitchen/Breakfast Room
- Enclosed Rear Porch & Utility Room
- Three Bedrooms & Bathroom
- Fully Boarded & Lined Loft
- Off Road Parking & Enclosed S/W facing Rear Garden



A character three bedroom bay fronted semi detached Victorian house with off road parking, useful garden studio/home office and westerly facing garden. The house is ideally located within a short level walk of the village centre and within easy reach of Milford main line station and the A3.























Main Line Station – 1 mile (Waterloo approx. 50/55 mins)

Village Centre – 0.2 miles Godalming – 2 miles

Infant School – 0.4 miles Primary School – 1 mile

Secondary School – 1 mile

Doctors – 0.1 miles Dentist – 0.1 miles

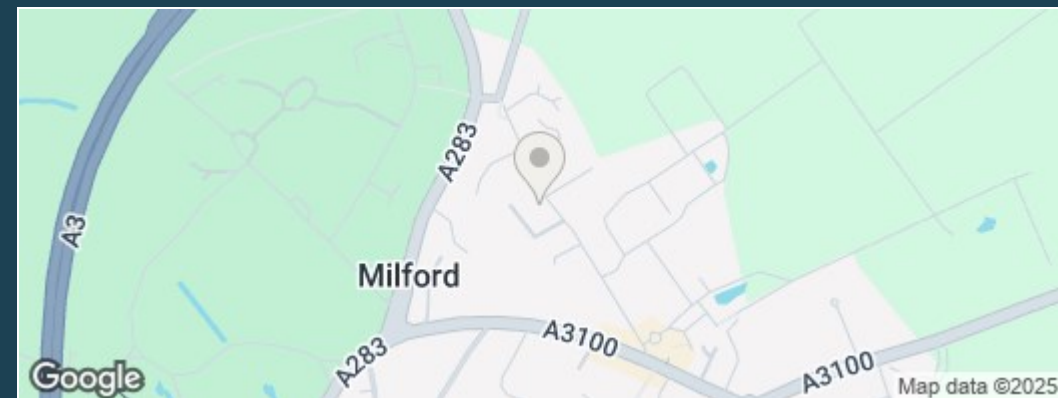
A3 – 1 mile M25 – 15.5 miles M3 – 14.5 miles

Council Tax Band – D Payable – £2406.18 (2024/25)

EPC Rating – D



Directions: Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout at the Inn on the Lake and continuing under the railway bridge and on towards Milford village. On reaching Milford village take the second exit at the mini roundabout and then take the first turning on your right hand side just past Secretts Farm Shop into Chapel Lane. Continue along Chapel Lane and Number 47 will be found on your left hand side shortly after the turning for the small private road George Road.





## Chapel Lane, Milford

Approximate Gross Internal Area  
 Ground Floor = 65.3 sq m / 703 sq ft  
 First Floor = 45.6 sq m / 491 sq ft  
 Second Floor = 13.3 sq m / 143 sq ft  
 Garden Studio = 31.8 sq m / 342 sq ft  
 Total = 156 sq m / 1679 sq ft

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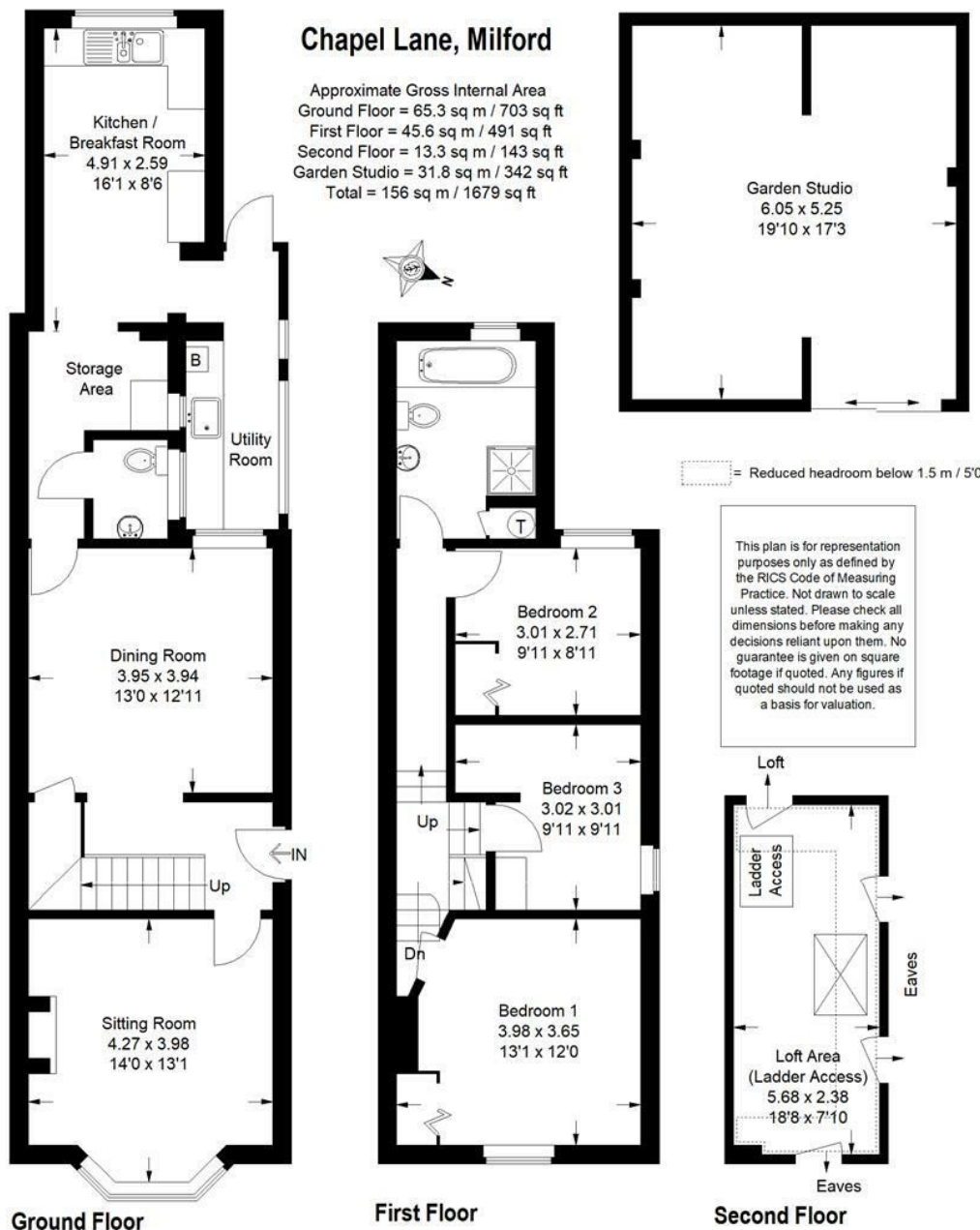


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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings 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.