10 The Cedars

Milford Surrey GU8 5DH

Guide Price: £639,500 Freehold

Emery & Orchard
ESTATE AGENTS

Gardens

- No Onward Chain
- Fabulous Location Close To Village Centre
- Entrance Hall & Cloakroom
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms
- Bathroom & En-suite Shower Room
- Driveway
- Integral garage
- Delightful South-Westerly Facing Garden

A most attractive four bedroom family home, with a wonderful south-westerly facing garden, providing well planned accommodation that includes an entrance hall, cloakroom, impressive sitting room, delightful dining room with doors leading out to the garden, and a good size kitchen/breakfast room. There are four bedrooms, a family bathroom and an en-suite shower room. The house also benefits from double glazing, gas central heating, a driveway and integral garage. The house occupies a great location set at the end of a small cul de sac within easy reach of the village centre with its excellent shops and facilities, popular schools, nearby bus routes and station.

Emery&
Orchard
ESTATE AGENTS

SPRING

Main Line Station – 1.1 miles (Waterloo approx. 55 mins)

Village Centre – 0.5 miles Godalming – 2.2 miles

Infant School – 0.4 miles Junior School – 1.4 miles

Secondary School – 0.5 miles

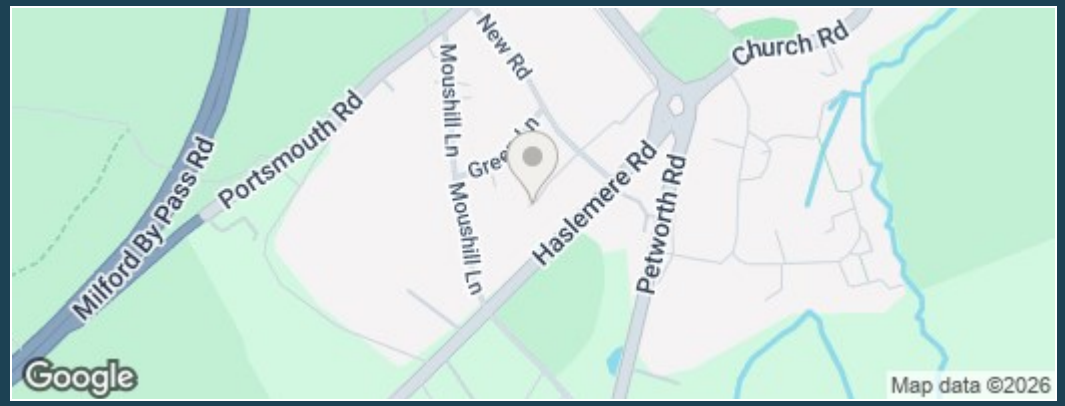
Doctors – 0.5 miles Dentist – 0.6 miles

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

Council Tax Band – E Payable – £3170.48p (2026/27)

EPC Rating – C

Directions: Proceed out of Godalming in a southerly direction on the A3100 towards Milford. On approaching Milford village, at the roundabout turn left into Church Road and at the next roundabout take the second exit onto the A286 Haslemere Road. Then take the first turning on your right into New Road and then 1st left into The Cedars. Number 10 will be found at the end of the cul de sac.



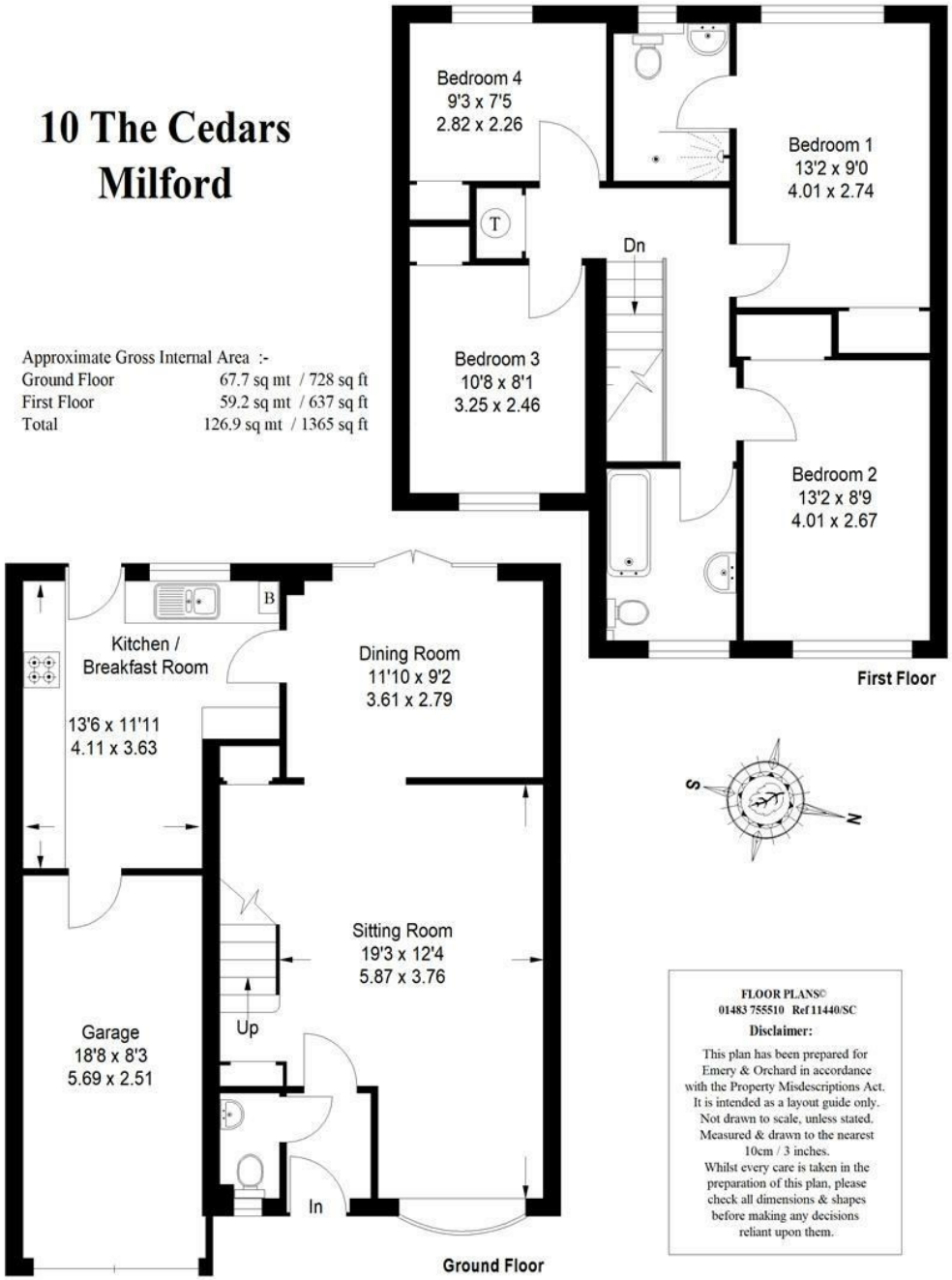
rightmove

ZOOPLA

10 The Cedars
Milford

Approximate Gross Internal Area :-

Ground Floor	67.7 sq mt / 728 sq ft
First Floor	59.2 sq mt / 637 sq ft
Total	126.9 sq mt / 1365 sq ft



FLOOR PLANS©
01483 755510 Ref 11440/SC

Disclaimer:

This plan has been prepared for Emery & Orchard in accordance with the Property Misdescriptions Act. It is intended as a layout guide only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3 inches. Whilst every care is taken in the preparation of this plan, please check all dimensions & shapes before making any decisions reliant upon them.

A member of OnTheMarket.com

PrimeLocation.com

Emery & Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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.