



- 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

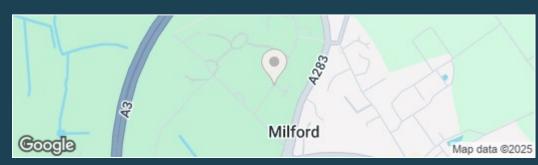
Council Tax Band - F Payable - £3579.15p (2025/26)

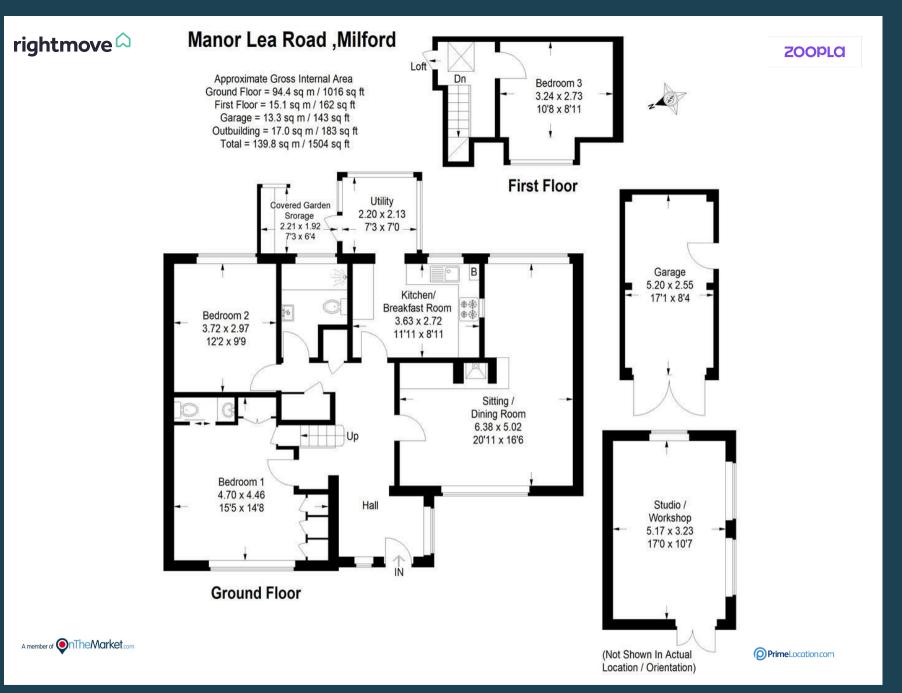
EPC Rating - D





Directions: 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.





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.



01483 419 300

20 High Street Godalming Surrey GU7 1EB

email:office@emery-orchard.co.uk



