



1 The Manor

Milford Godalming Surrey GU8 5JL
Guide Price: £730,000 Freehold

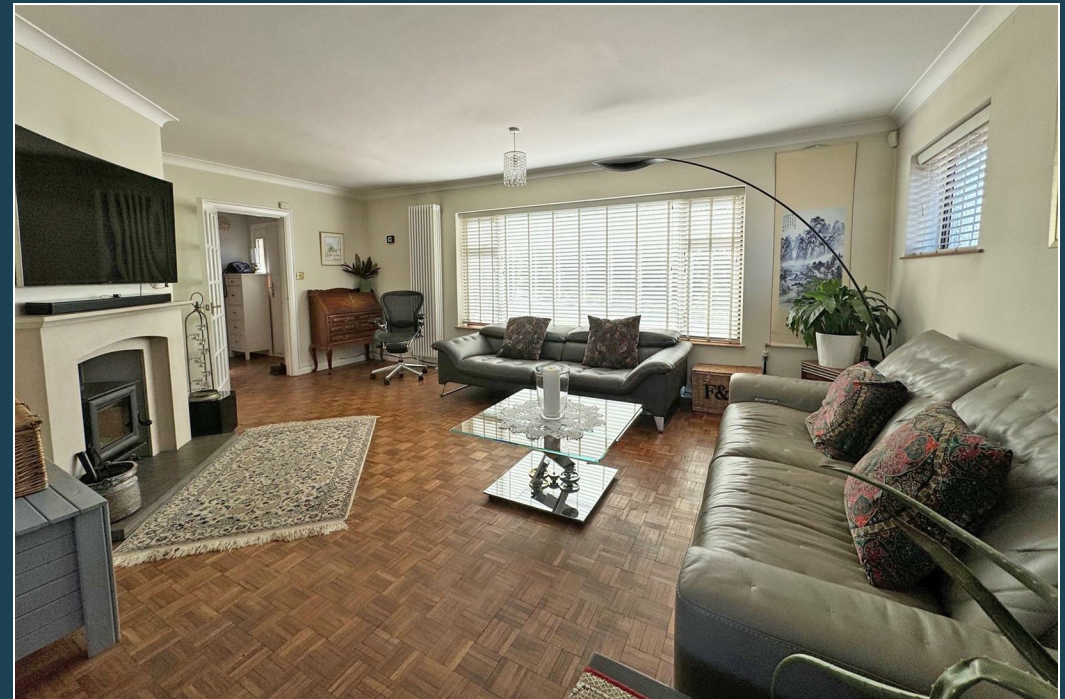




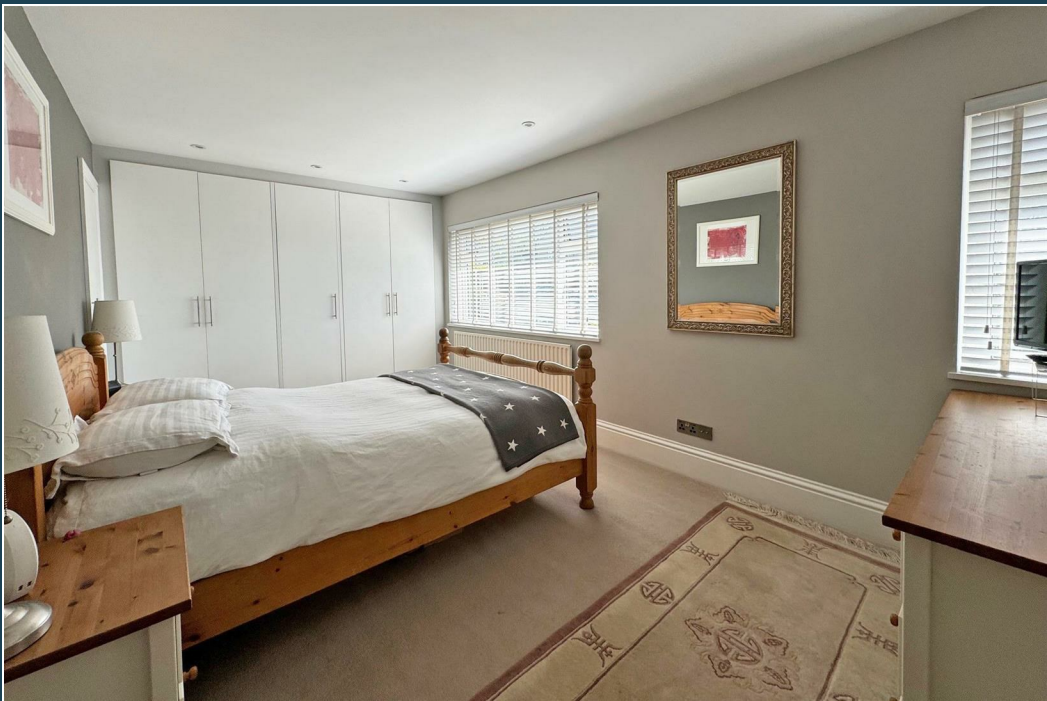
- Small Established Cul-de-Sac
- Close to the Village Centre, Recreation Grounds & Local Schools
- Easy Reach of Main Line Station & A3
- L-Shaped Living/Dining Room
- Kitchen, Conservatory & Cloakroom
- Four Bedrooms & Bathroom
- Gas Central Heating & Double Glazed Windows
- Off Road Parking for Several Cars
- Garage
- Secluded Rear Garden with Large Decked Terrace



A tastefully refurbished four bedroom detached family home providing bright and spacious accommodation set in an elevated position in a small cul de sac conveniently located within easy reach of the village centre, recreation ground and main line station.







Main Line Station – 1.0 mile (Waterloo approx. 50 mins)

Village Centre – 0.3 mile Recreation Grounds - 130 Meters

Godalming Town centre – 2.2 miles

Infant School – 0.3 mile

Secondary School – 0.7 miles - Doctors – 0.4 miles Dentist – 0.4 miles

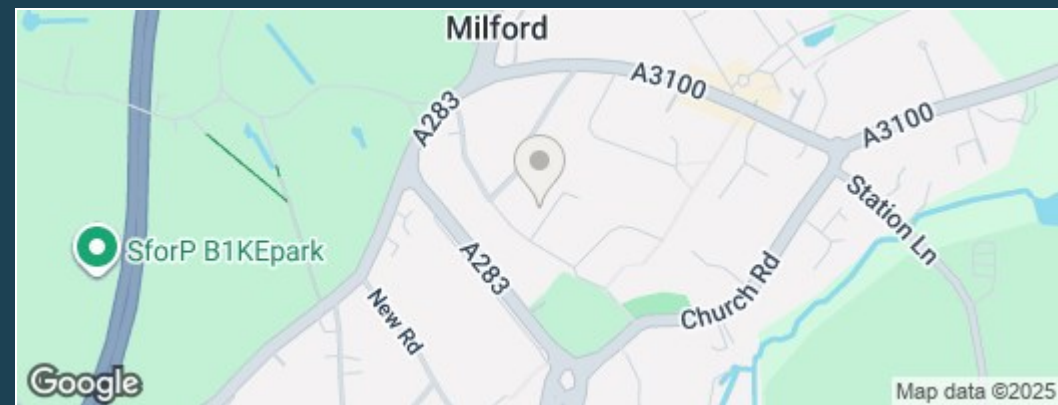
A3 – 0.7 miles M25 – 15.1 miles M3 – 14.8 miles

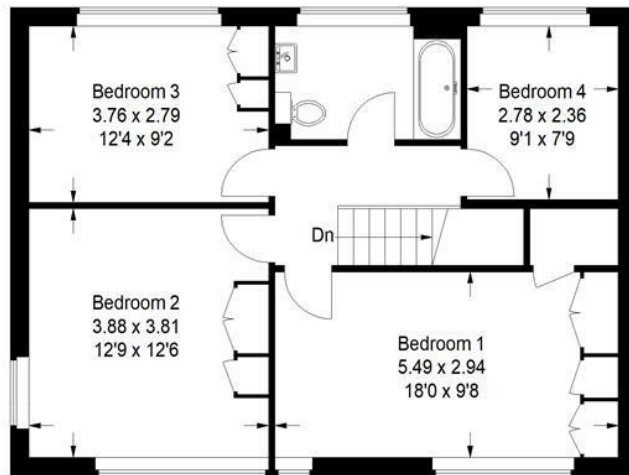
Energy Efficiency Rating - D

Council Tax Band – Payable £3259.69 (2023/24)

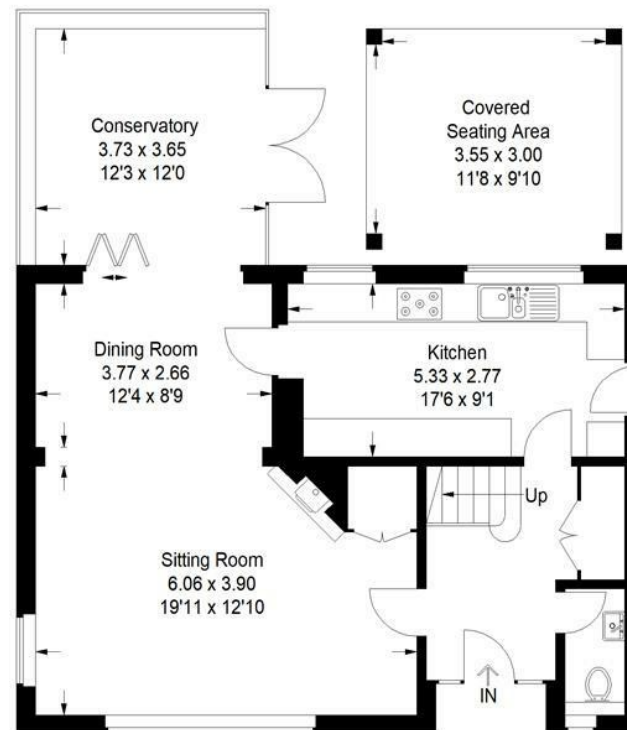
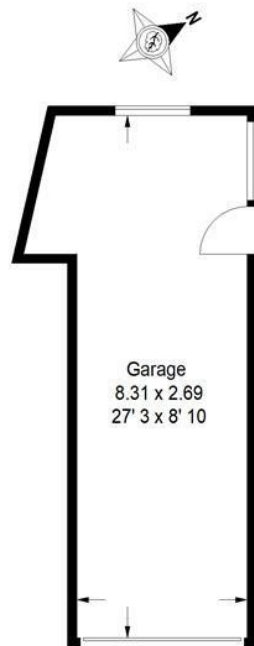


Directions: Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continuing on into Milford village. On reaching the village, take the second exit at the mini roundabout continuing along the Portsmouth Road and take the fourth turning on the left into Upper Manor Road. Continue to the end of Upper Manor Road and turn left at the end into Lower Manor Road and The Manor will be found as the first turning on your left hand side.





First Floor



Ground Floor

The Manor, Milford

Approximate Gross Internal Area
 Ground Floor = 77.5 sq m / 834 sq ft
 First Floor = 64 sq m / 689 sq ft
 Total = 141.5 sq m / 1523 sq ft
 (Excluding Covered area)
 Garage = 23.7 sq m / 255 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

ZOOPLA



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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.