

Ivy Cottage 16 New Road

Milford Surrey GU8 5BE

Asking Price: £395,000 Freehold

Emery & Orchard
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GLIDER

- Established Residential Road
- Easy Reach of Village Centre & Main Line Station
- Potential to Improve
- Sitting Room
- Dining Room
- Kitchen & Conservatory
- Downstairs Bathroom
- Two Double Bedrooms
- Gas Heating & Double Glazed Windows
- Attractive South West Facing Garden with Useful Brick Built Outhouse (offering potential to convert into home office)



An attractive character two bedroom semi-detached Victorian home offering potential to improve. Situated on the outskirts of Milford village, this property has two versatile reception rooms, two double bedrooms, and an attractive south-west-facing rear garden. A particular feature is the detached brick-built outhouse, presenting the perfect opportunity to create a bespoke garden office or creative studio. The house occupies an enviable location within easy reach of Milford village centre, the mainline station (direct to London Waterloo), and the A3. For ramblers and dog walkers, the property is in close proximity to both Milford Heath and Rodborough Common.

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

Village Centre – 0.4 miles Godalming – 2.2 miles

Infant School – 0.4 miles Junior School – 1.4 miles

Secondary School – 0.6 miles

Doctors – 0.5 miles Dentist – 0.6 miles

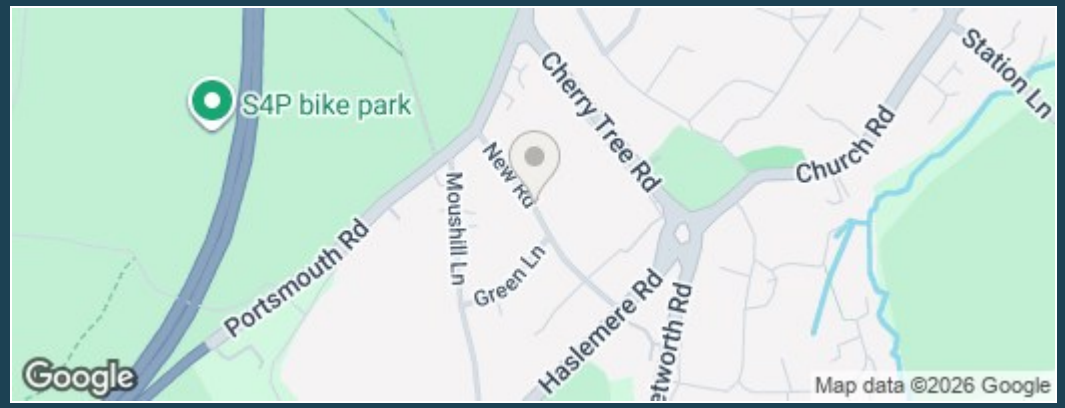
A3 – 0.9 miles M25 – 15 miles M3 – 15 miles

Council Tax Band – D Payable – £2594.03 EPC Rating – D





Directions: Proceed out of Godalming in a southerly direction towards Milford. Upon entering the village at the mini roundabout bear left into Church Road. At the next roundabout take the second exit signposted Haslemere on the A286. Take the first turning right into New Road and Number 16 will be then found after a short distance on the left hand side after the turning left into Green Lane



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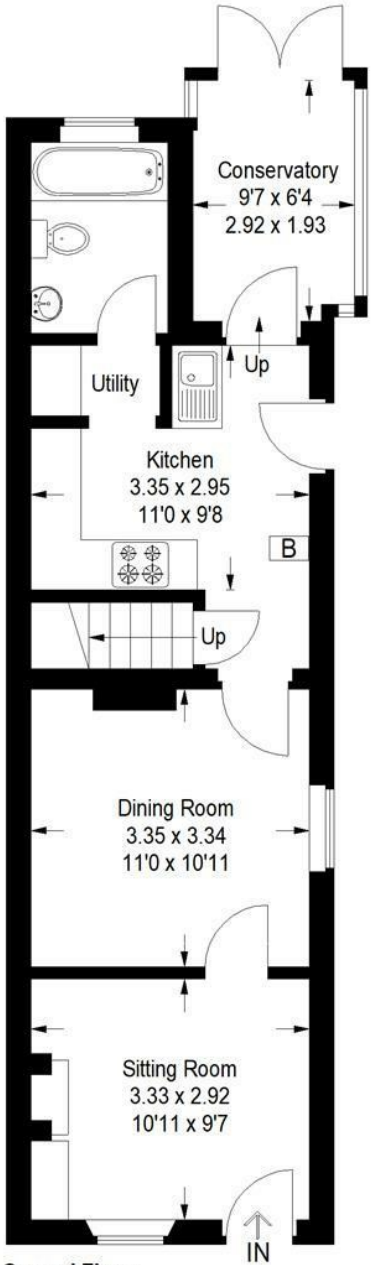
ZOOPLA

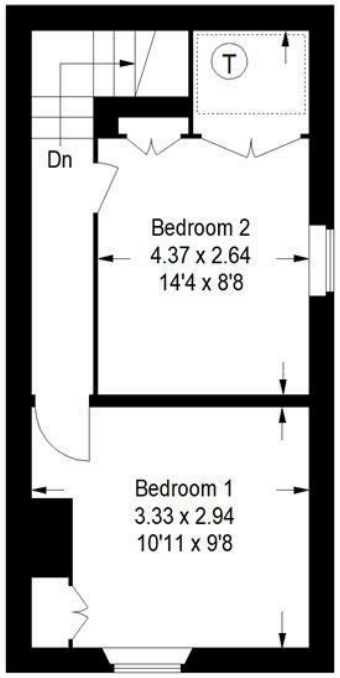
New Road, Milford

Approximate Gross Internal Area
Ground Floor = 46.4 sq m / 499 sq ft
First Floor = 25.0 sq m / 269 sq ft
Brick Out House = 8.3 sq m / 89 sq ft
Total = 79.7 sq m / 857 sq ft

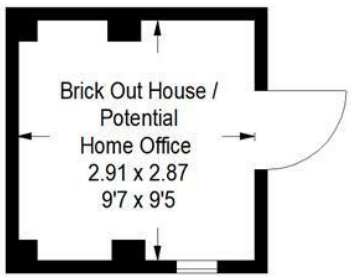
= Reduced headroom below 1.5 m / 5'0



Ground Floor



First Floor



(Not in position)

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.

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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. 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.