



## 2 Pheasant Close

Milford Surrey GU8 5FA

Asking Price: £525,000 Freehold





- Entrance Hall & Cloakroom
- Delightful Sitting Room
- Dining Room & Study
- Fitted Kitchen
- Attractive Landing
- Two Bedrooms
- Bathroom
- Double Glazing & Heating Via Ground Source Heat Pump
- Parking Space
- Wonderful South-Westerly Facing Garden.



An individual and very characterful two bedroom semi-detached cottage with three reception rooms and a wonderful south westerly facing garden. The property provides bright and well planned accommodation presented to a high standard that also benefits from a downstairs cloakroom, large fitted kitchen, double glazing and underfloor heating. The property forms part of a small private development of just five properties conveniently located within easy reach of the village centre with its excellent shops and facilities, popular schools, nearby bus routes and station.







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

Village Centre – 0.5 miles Godalming – 2 miles

Infant School – 0.3 miles Junior School – 1.2 miles

Secondary School – 0.4 miles

Doctors – 0.4 miles Dentist – 0.5 miles

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

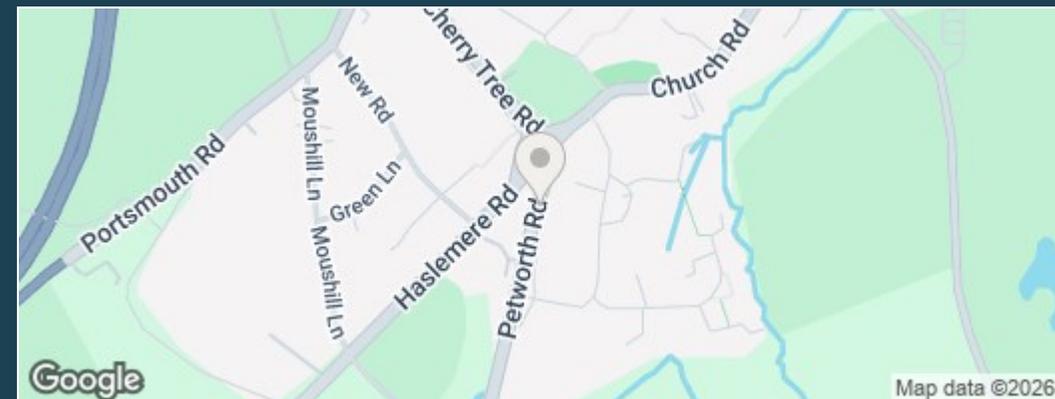
Council Tax Band – E Payable – £3028.50p (2025/26)

EPC Rating - C

N.B. There is a monthly maintenance charge of £125 for the upkeep of the communal areas.



Directions: Leave Godalming in a southerly direction on the A3100 taking the right hand exit at the roundabout by the Inn on the Lake and continuing on to Milford village. On reaching the village, at the first mini roundabout take the first turning left into Church Road. At the next roundabout take the first exit onto the A283 Petworth Road and Pheasant Close will then be seen as the first turning on the right



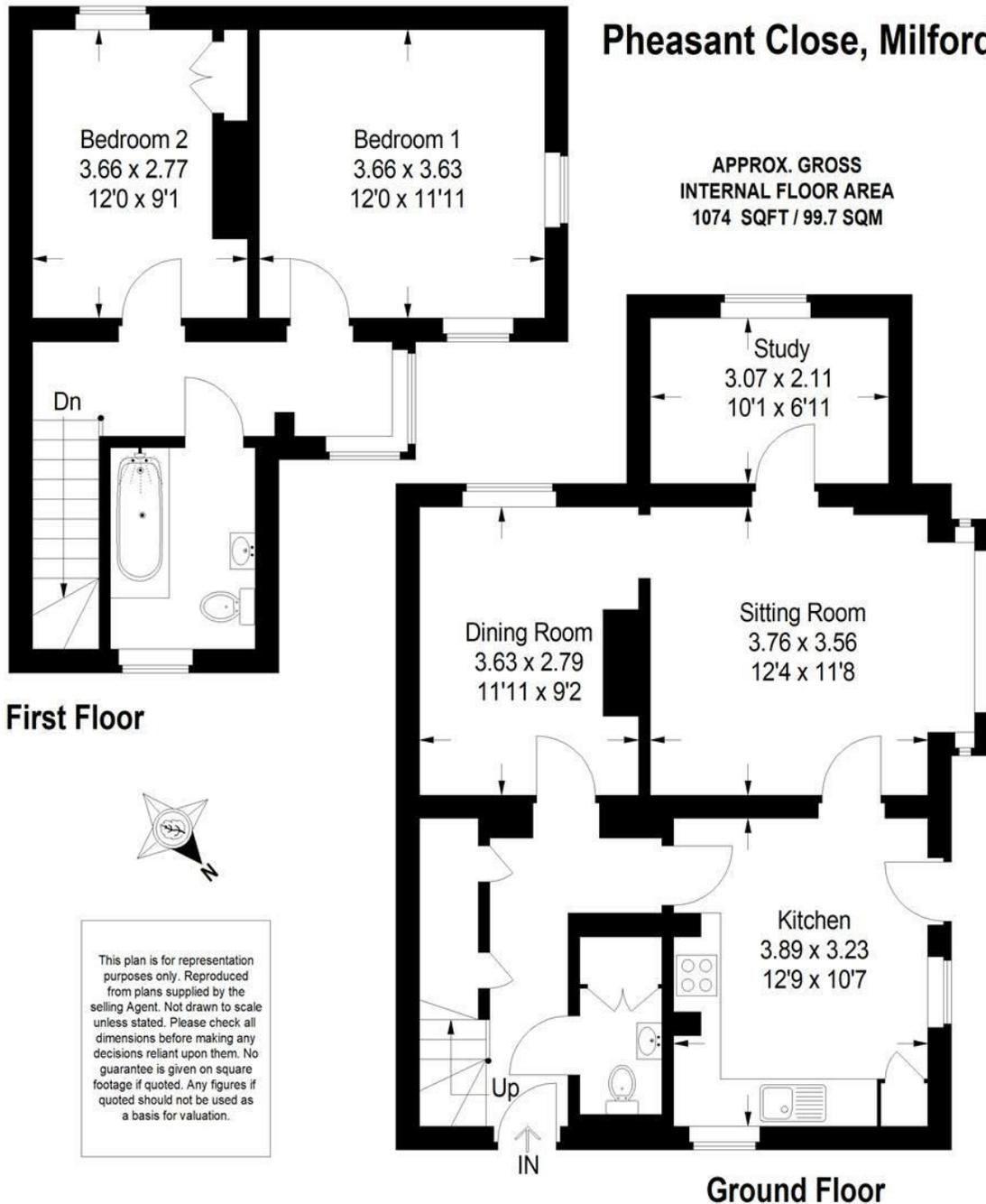


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This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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.