



16 Ockfields

Milford GU8 5JT

Asking Price: £415,000 Freehold





- Short Walk of Village Centre
- Cul-De-Sac Location
- Living/Dining Room
- Kitchen & Conservatory
- Three Bedrooms
- Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Garage in Nearby Block
- Residents Amenity Area



An attractive three bedroom end of terraced house with cloakroom, large conservatory, garage and garden set at the end of a small cul de sac in the popular Ockfields development. The property occupies a great location being only a few moments from Milford village centre with its excellent shops, leisure and recreational facilities, as well as popular schools, nearby bus routes and main line station to Waterloo.







Main Line Station – 0.7 miles (Waterloo approx. 55 mins)

Village Centre – 0.1 miles Godalming – 2.0 miles

Infant School – 0.1 miles Junior School – 2.0 miles

Secondary School – 0.7 miles

Doctors – 0.1 miles Dentist – 0.3 miles

A3 – 1 mile M25 – 15.5 miles M3 – 14.0 miles

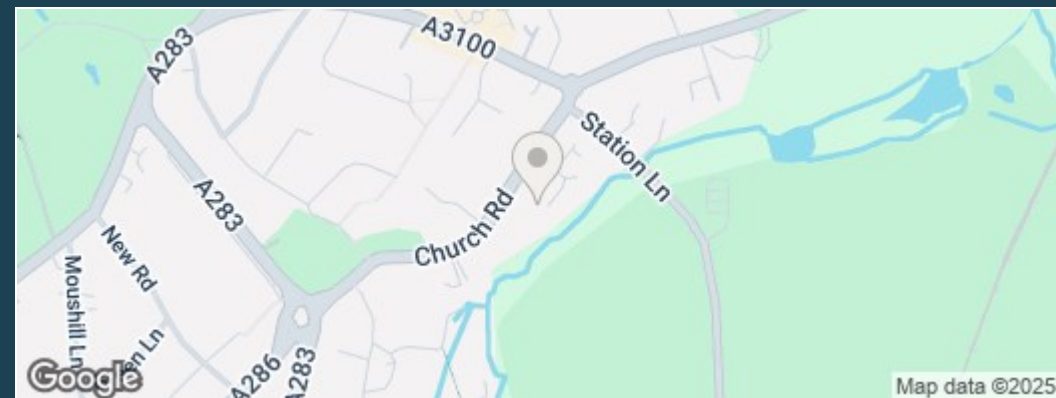
Council Tax Band – E Payable – £2364.73 (2024/25)

EPC Rating – D

Maintenance of Amenity Area – Approx. £50 per Year



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 continuing under the railway bridge and on into the Portsmouth Road. Continue along the Portsmouth Road towards Milford village and on reaching the village take the first exit left at the mini roundabout passing the shops and then take the second turning on your left hand side into Ockfields. Continue into Ockfields bearing round to the right and number 16 will be found at the end of the cul-de-sac on your right hand side.



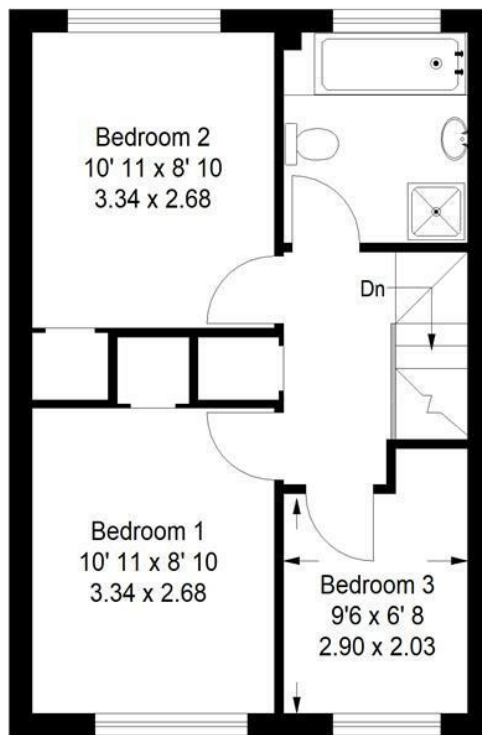


**Emery &
Orchard**
ESTATE AGENTS

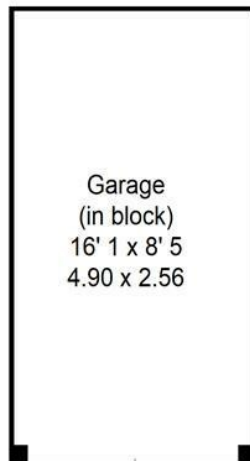
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First Floor



**APPROX. GROSS
INTERNAL FLOOR AREA
930 SQFT / 86 SQM**

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.



Ground Floor

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.