

01483 419 300

20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

 www.emery-orchard.co.uk



01483 419 300

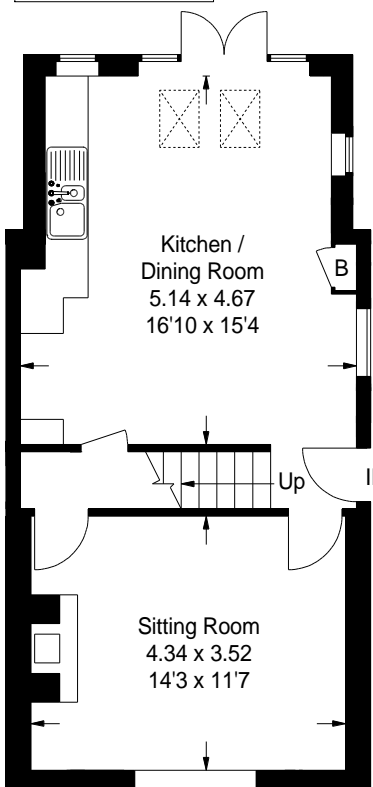
20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

 www.emery-orchard.co.uk

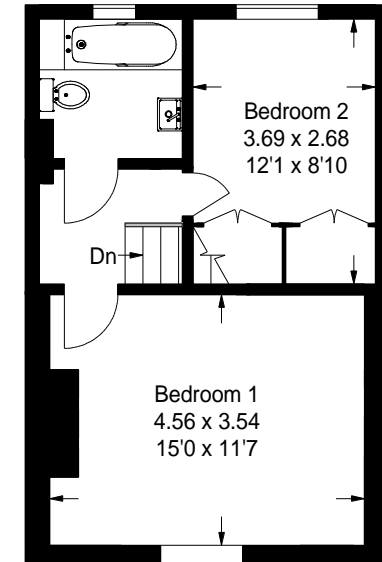
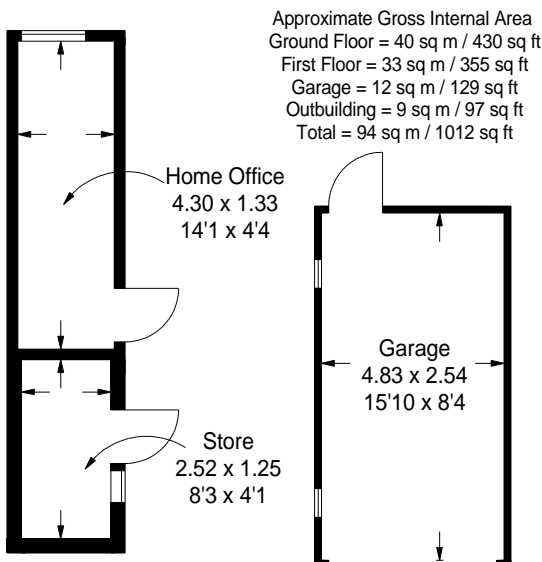


Petworth Road, Milford

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.

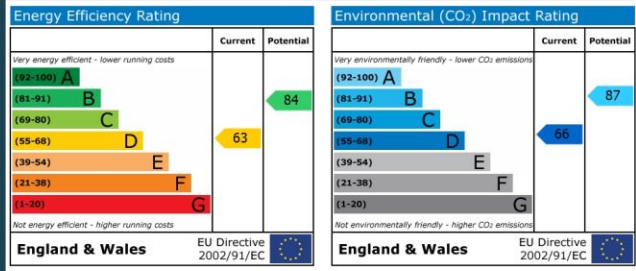


Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 40 sq m / 430 sq ft
First Floor = 33 sq m / 355 sq ft
Garage = 12 sq m / 129 sq ft
Outbuilding = 9 sq m / 97 sq ft
Total = 94 sq m / 1012 sq ft



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.



**2 Stone Cottage , Petworth Road
Milford Godalming Surrey GU8 5BS**

Price: Guide £450,000 Freehold








2 Stone Cottage , Petworth Road
Milford Godalming Surrey GU8 5BS
Price: Guide £450,000 Freehold

DESCRIPTION: Stone Cottage occupies a convenient location on the outskirts of the popular village of Milford being within 3/4 mile from the village centre with its excellent range of amenities. The property is believed to have been originally built around the mid 1800s having Bargate stone and part tile hung elevations under a pitched tiled roof. Over the years the cottage has been the subject of many improvements with works that have included a recent ground floor rear extension creating an impressive kitchen/dining room with part vaulted ceiling. Internally, the cottage retains a great deal of charm and character retaining many original period features including an open fireplace in the sitting room with fitted wood burning stove. The accommodation is presented in excellent decorative order and includes on the ground floor a good sized sitting room and 16'10ft kitchen/dining room whilst on the first floor there are two bedrooms and bathroom. The cottage also benefits from gas fired central heating. Outside, a long gravel driveway provides off road parking for several cars and leads to a detached single garage. The gardens are a particular feature of the property being mainly arranged to the rear of the house being partly walled and extending to approximately 120ft. There is also a useful brick built outhouse which is presently divided into two with one half being used as a garden office. Stone Cottage is likely to appeal to purchasers seeking a character village house within easy reach of all local amenities including the A3 and main line station.

AT A GLANCE

- Living Room
- 16'10 Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Open Fireplace with Wood Burning Stove
- Driveway
- Detached Garage
- Outhouse/Home Office
- 120ft Rear Garden

KEY FACTS

| | | |
|---|------------------------|------|
|  | DISTANCE TO STATION | |
| | Milford | 1m |
|  | DISTANCE TO A3 AND M25 | |
| | A3 | 1.2m |
|  | DISTANCE TO CENTRE | |
| | Milford | 0.6m |
|  | DISTANCE TO SCHOOLS | |
| | Milford Infants | 0.5m |
|  | COUNCIL TAX | |
| | Band | 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 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 into Church Road. At the next roundabout take the first exit into the A283 Petworth Road, continue for 0.3 mile and Stone Cottage will be seen on your left hand side just after Milford Lodge

