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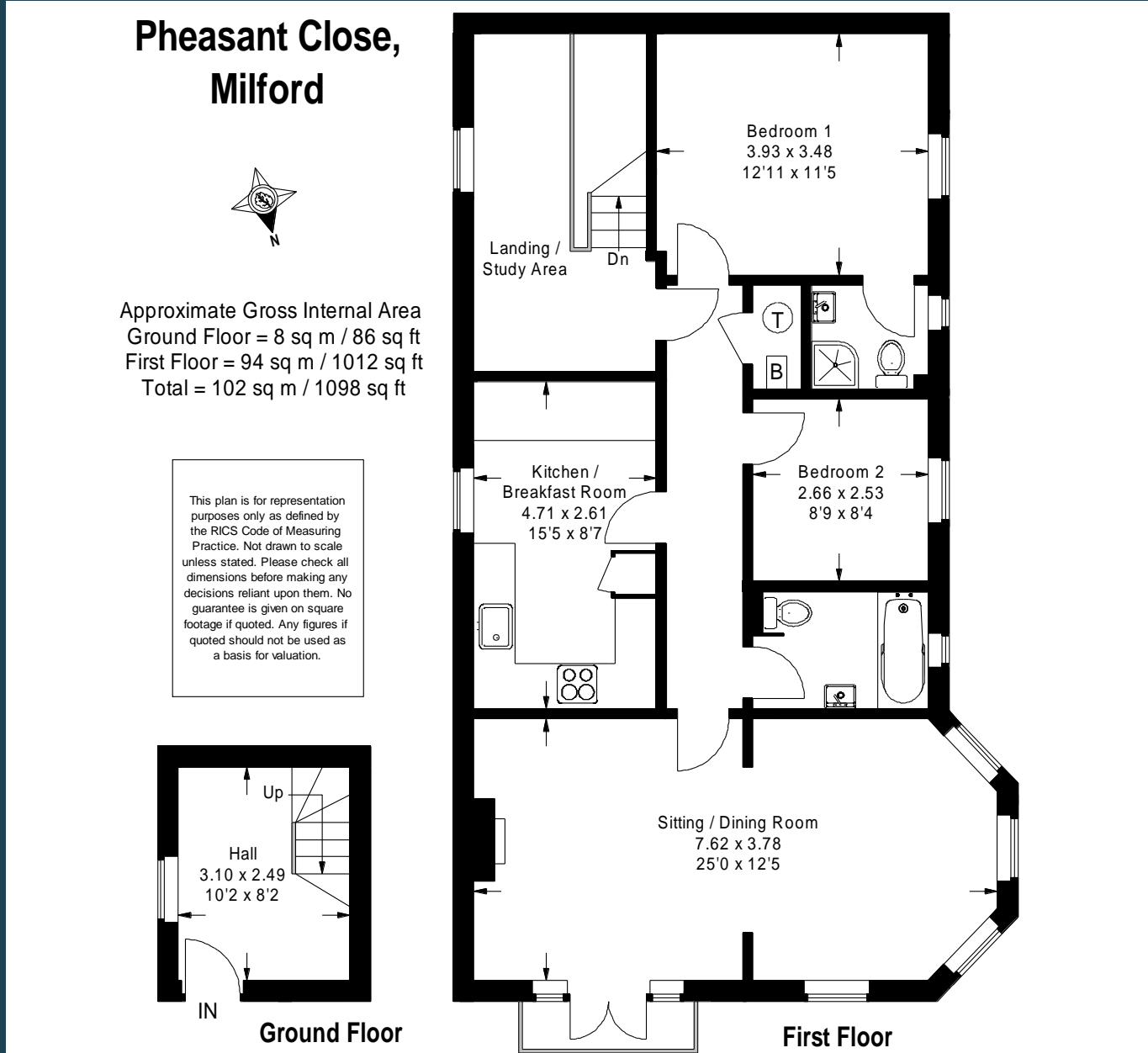
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These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.



4 Pheasant Close
Milford Surrey GU8 5FA

Price: Guide £399,500 Leasehold
(Plus Share of Freehold)



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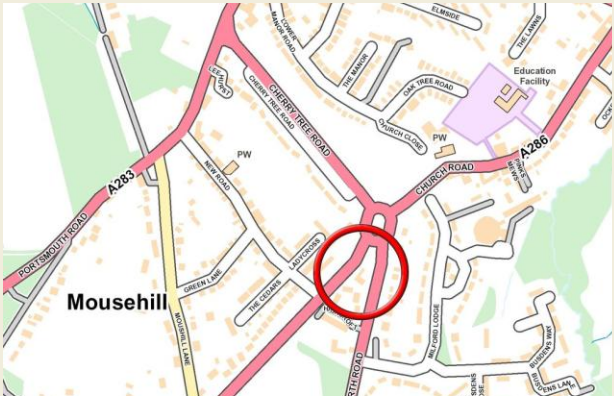
DESCRIPTION: Number 4 Pheasant Close is a stylish and characterful 2 bedroom first floor apartment forming part of a small and most attractive private development of just 3 cottages and two apartments that occupy a great location being close to the village centre, station and nearby A3. The property was completed in 2011 in an attractive Victorian style having well proportioned rooms with double glazed sash windows. The accommodation is approached via a good sized entrance hall with stairs that lead up to a large landing with space to form a study area. There is a delightful dual aspect sitting room with wide bay window that opens though to a dining room that has a feature cast iron fireplace and double doors leading out on to a balcony that overlooks the communal gardens. There is also a fitted kitchen breakfast room that includes a comprehensive range of integrated appliances, a master bedroom with en-suite shower room, a further bedroom and bathroom. There is also a very large attic with roof light that offers potential to create further accommodation. The property also benefits from electric under floor heating. Outside the property has two private parking spaces and there is an attractive communal garden. The property is likely to appeal to purchasers seeking a stylish and characterful apartment in a convenient location and internal inspection is highly recommended.

AT A GLANCE

- Entrance Hall
- Large Landing/Study Area
- Dual Aspect Sitting Room
- Dining Room with Balcony
- Kitchen/Breakfast Room with integrated appliances
- Two Bedrooms
- Bathroom & En Suite Shower Room
- Large Attic with roof light
- Two Parking Spaces
- Attractive Communal Gardens

KEY FACTS

	DISTANCE TO STATION	
	Milford	1m
	DISTANCE TO A3 AND M25	
	A3	0.9m
	DISTANCE TO CENTRE	
	Milford	0.2m
	DISTANCE TO DOC'S & DENTIST	
	Milford Medical Centre	0.4m
	COUNCIL TAX	
	Band	D



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.

