

Low Barbary

Amberley Lane Milford Godalming Surrey GU8 5EB



EMERY & ORCHARD
ESTATE AGENTS



A fabulous two bedroom Grade II listed cottage beautifully refurbished and set in delightful gardens with large garage and home office in a tucked away yet convenient location within easy reach of the village centre.

Guide Price: £625,000
Freehold

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Entrance Hall ◆ Cloakroom ◆ Sitting Room with Inglenook Fire Place and Wood Burner ◆ Dining Room ◆ Stylish Fitted Kitchen
◆ Two Double Bedrooms ◆ Spacious Bathroom ◆ Gas Central Heating ◆ Double Glazing
◆ Driveway ◆ Large Garage ◆ Home Office with Cloakroom ◆ Delightful Gardens

DESCRIPTION: The property is a beautifully presented two bedroom attached Grade II listed period property occupying a delightful, tucked away yet convenient location, set off a small unmade lane within easy reach of the village centre. The property is believed to date back to around 1700 and has recently undergone a most comprehensive programme of modernisation, while great care has been taken to retain the property's original charm and character. The cottage provides accommodation that includes an entrance hall, utility area and cloakroom, delightful dual aspect sitting room with fabulous Inglenook fireplace with wood burning stove, dining room and a stylish newly fitted kitchen with built-in oven, hob and dishwasher. On the first floor there are two good size bedrooms and a spacious newly fitted bathroom. The cottage also benefits from gas-fired central heating double glazing and recent rewiring. Outside a gravel driveway provides off-road parking and leads to a large garage and there is also a useful home office/studio with cloakroom. The gardens are a particular feature of the property having been attractively arranged and enjoying a good degree of seclusion. The property is likely to appeal to purchasers seeking an individual period home in a tucked away yet convenient location and early inspection is highly recommended.

SITUATION: Milford is a popular village which lies 1.5 miles to the south west of Godalming. The village provides an excellent range of local facilities including a Tesco Express and Co-Op general store which cater for most day to day needs. There is also a butcher, Post Office, doctors' surgery and dentist together with Secretts Farm Shop. Schools to suit all age groups are also within easy reach of the village including the popular Rodborough Secondary School, Chandler Junior School and Milford First School. For the commuter, Milford main line station serves Waterloo in under one hour, while access to the A3 is close at hand providing road communication to London and the south coast as well as giving access to both Heathrow and Gatwick airports via the M25 and M23 motorways. Regular bus services run through the village linking with Godalming which provides a more comprehensive range of shops, leisure and recreational facilities together with a wide choice of public houses and restaurants. The town centres of Guildford, Farnham and Haslemere are also easily reached by car and for the walking enthusiast there are many areas of common and heath land nearby much of which is owned or managed by The National Trust. The village also benefits from its own cricket green, golf course and football pitch.

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 towards Milford Village. On reaching Milford Village take the second exit at the mini roundabout continuing along the Portsmouth Road until you reach the traffic lights. At the traffic lights turn right and at the next set of traffic lights turn immediately left into Old Elstead Road. Continue along Old Elstead Road and Amberley Lane will be found on your left. Low Barbary will be found after a short distance on your left.

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 this may vary.



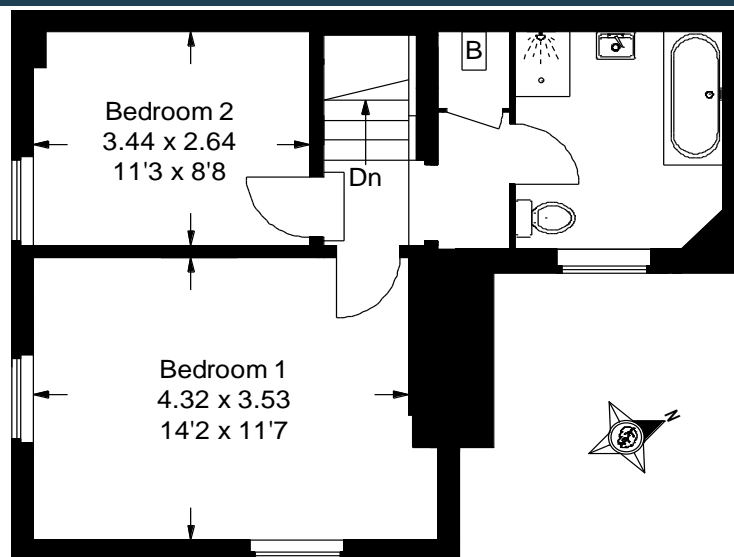
Milford Main Line Station – 1.3 miles (Waterloo approx 45/50 mins) Godalming – 2.2 miles Guildford – 6.7 miles
 Farnham – 7.6 miles Haslemere – 7 miles Gatwick – 34.8 miles Heathrow – 26.8 miles
 A3 – 0.8 miles M25 – 15.6 miles M3 – 15.1 miles



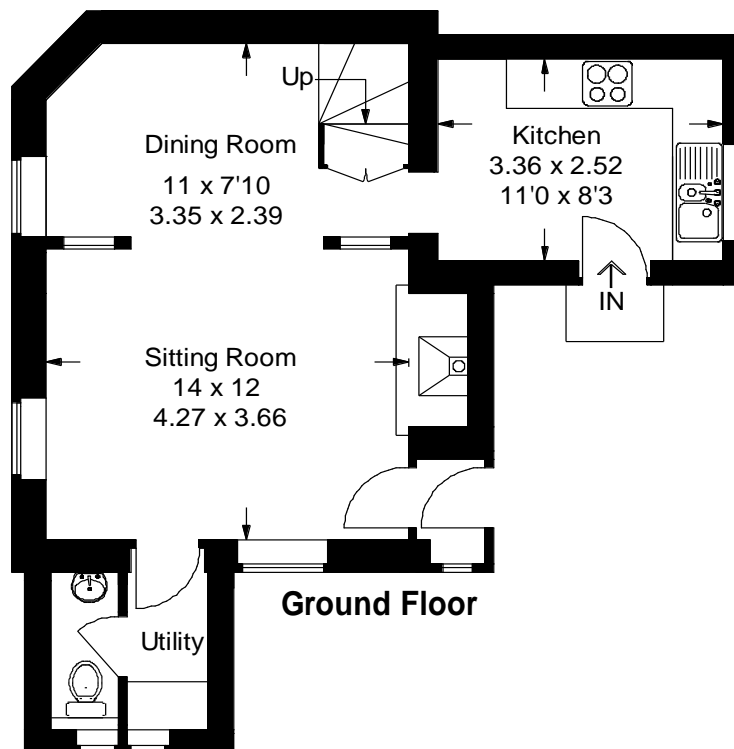
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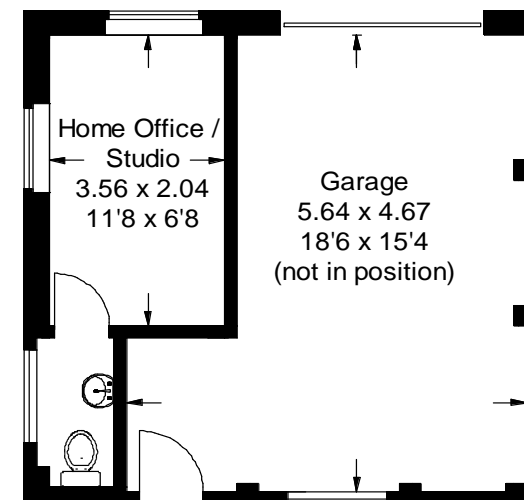
First Floor



Ground Floor

Amberley Lane, Milford

Approximate Gross Internal Area
Ground Floor = 42.5 sq m / 457 sq ft
First Floor = 39 sq m / 420 sq ft
Outbuilding = 31.9 sq m / 343 sq ft
Total = 113.4 sq m / 1220 sq ft



Outbuilding

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.

