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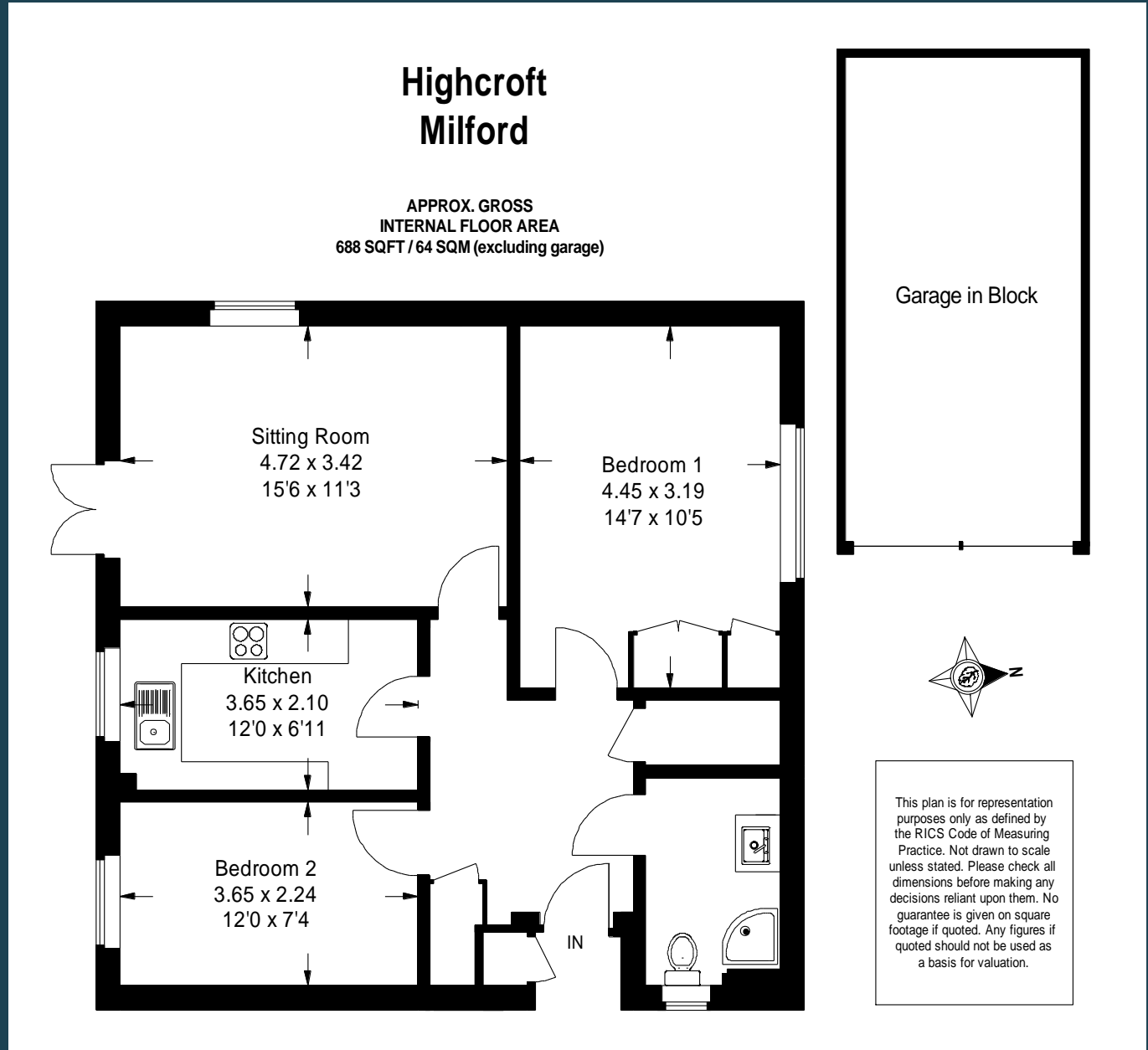
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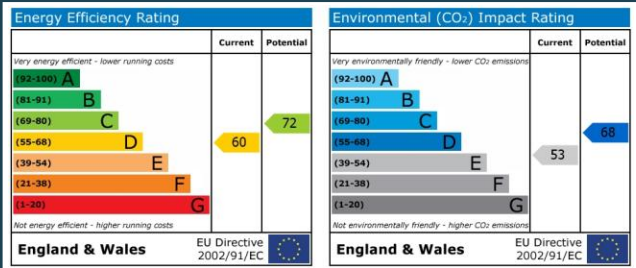
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3 Highcroft
Milford Surrey GU8 5AZ
Price: £266,000* Leasehold (*based on 70/30%
shared equity)



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.



3 Highcroft

Milford Surrey GU8 5AZ

Price: £266,000* Leasehold *based on 70/30% shared equity

DESCRIPTION: A delightful two bedroom bungalow forming part of this popular low level retirement development set in most attractive communal gardens. The property, which is sold on a 70/30 shared equity scheme, has been the subject of many improvements with works that have included the re fitting of the kitchen which now comprises an extensive range of units and a built-in oven & hob as well as a new combi boiler fitted at the same time. The bathroom has also been refitted and now incorporates a large shower. The property is presented to a high standard and has been well designed providing accommodation that includes a good size entrance hall with useful storage cupboards, one with plumbing for a washing machine, a dual aspect sitting room with door leading directly onto a patio and the communal gardens. There are two bedrooms, the main bedroom having a range of built in wardrobes. The property also benefits from gas fired central heating and double glazing and also has a garage. At Highcroft there is an estate manager on site in the mornings Monday to Friday as well as a 24 hour emergency call system. There is also a residents' lounge/conservatory with adjoining kitchen and laundry and a guest suite with en suite shower room which can be hired at a nominal cost for visitors. The communal gardens are a particular feature of the property having been attractively arranged.

AT A GLANCE

- Entrance Hall
- Dual Aspect Sitting Room with door onto Patio & Communal Garden
- Fitted Kitchen with built-in Oven & Hob
- Two Bedrooms
- Refitted Shower Room
- Central Heating & Double Glazing
- Garage
- Estate Manager + 24 hour Emergency Call System
- Resident Lounge, Laundry & Guest Suite
- Attractive Communal Gardens

KEY FACTS

	DISTANCE TO STATION	
	Milford	1.1m
	DISTANCE TO A3 AND M25	
	A3	1.0m
	DISTANCE TO CENTRE	
	M25	15.8m
	DISTANCE TO CENTRE	
	Milford	0.5m
	DISTANCE TO DOC's & DENTIST	
	Godalming	2.1m
	DISTANCE TO DOC's & DENTIST	
	Crossroads Surgery	0.5m
	COUNCIL TAX	
	Hurst Farm Dental Practice	0.7m
	COUNCIL TAX	
	Band	C



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 Highcroft will then be seen after a short distance on the right hand side.

