

01483 419 300

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

 [www.emery-orchard.co.uk](http://www.emery-orchard.co.uk)



01483 419 300

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

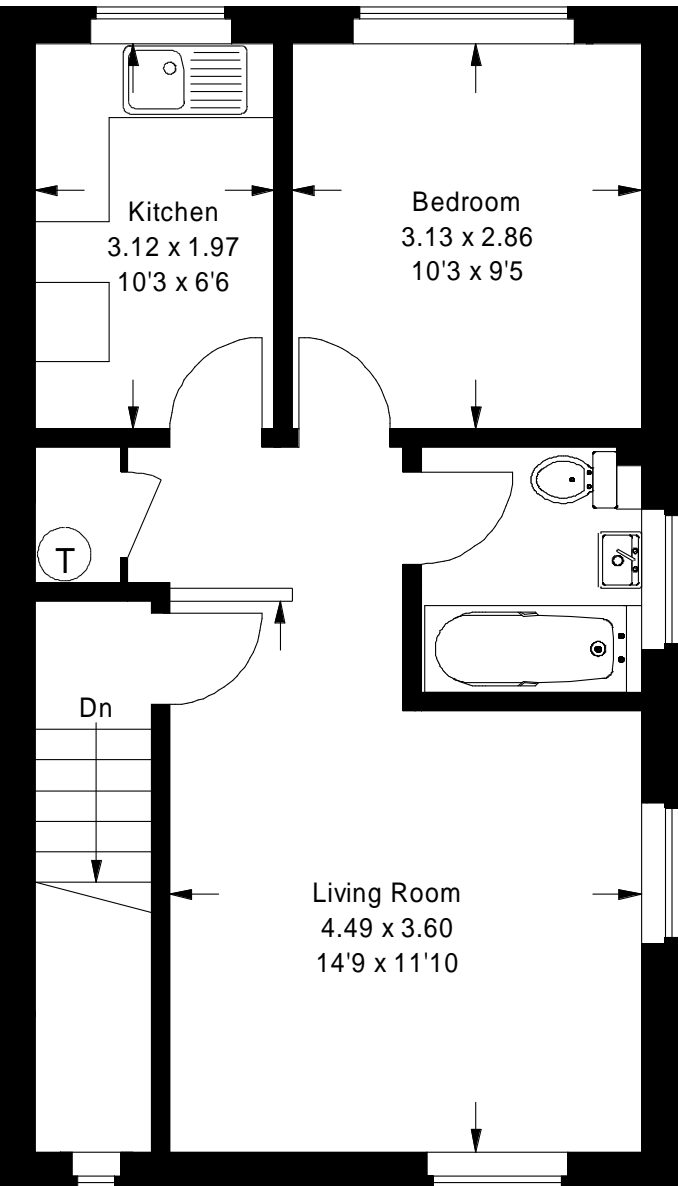
 [www.emery-orchard.co.uk](http://www.emery-orchard.co.uk)



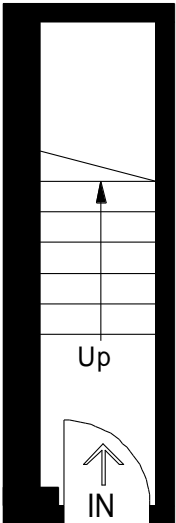
Woodpeckers, Milford

Approximate Gross Internal Area  
(Excluding Ground Floor)  
First Floor = 44.8 sq m / 482 sq ft

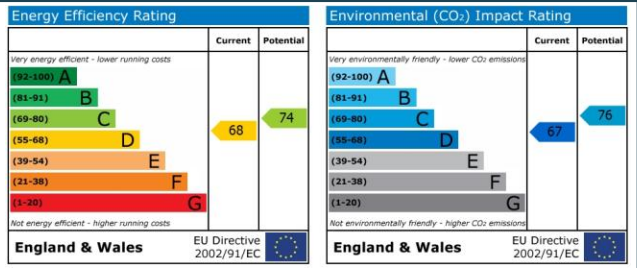
This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



First Floor



Ground Floor



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.



16 Woodpeckers Milford Surrey GU8 5DL

Price: £168,500\* Leasehold \*based on 75% shared ownership.





16 Woodpeckers Milford Surrey GU8 5DL

Price: £168,500\* Leasehold \*based on 75% shared ownership

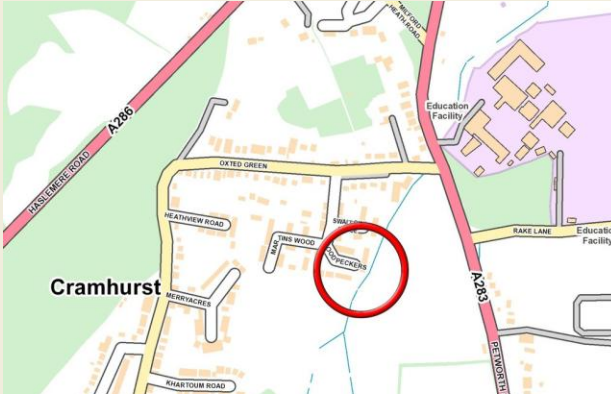
**DESCRIPTION:** 16 Woodpeckers is an attractive one bedroom first floor apartment occupying a tucked away yet convenient location set at the end of a small cul-de-sac within easy reach of Milford village centre and station. The property was built in the early 1990s and is available to buy either outright at £225,000 or a 75/25% shared ownership basis with First Wessex Housing Association at a £168,500 with a rental payment of approximately £45.00 per month. The property provides bright and well planned accommodation that is approached by its own private entrance with stairs leading up to a landing. There is a delightful dual aspect living room, kitchen, double bedroom and bathroom. The property also has gas fired central heating and double glazing. Outside there is a small area of garden at the front, together with two private parking spaces. Internal inspection is highly recommended.

AT A GLANCE

- Entrance Hall & Landing
- Dual Aspect Living Room
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Two Parking Spaces
- Small Area of Front Garden
- Ideal First Time Buy

KEY FACTS

	DISTANCE TO STATION	
	Milford	1.0m
	DISTANCE TO A3 AND M25	
	A3	1.6m
	DISTANCE TO CENTRE	
	Godalming	2.7m
	DISTANCE TO DOC's & DENTIST	
	Hurst Farm Doctors Surgery	1.2m
	COUNCIL TAX	
	Band	B



**DIRECTIONS:** From Godalming proceed in a southerly direction towards Milford on the A3100. On reaching Milford village take the first exit left at the mini roundabout by the shops into Church Road and at the next roundabout take the first exit again, this time onto the A283 Petworth Road. After approximately ½ mile turn right (opposite Rodborough School) turn right into Oxted Green and take first turning on the left into Martins Wood, then take second on the left into Woodpeckers where you should see our For Sale board.

