

Lantern Cottage

Portsmouth Road Milford Ureay GU8 5BD



EMERY & ORCHARD
ESTATE AGENTS



A characterful four bed semi detached family house with large secluded gardens and garage located within easy reach of the village centre.

Guide Price: £599,500
Freehold

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Entrance Hall ◆ Dual Aspect Sitting Room ◆ Dual Aspect Dining Room ◆ Kitchen/Breakfast Room ◆ Utility Room
◆ Four Bedrooms ◆ Bathroom ◆ Shower Room
◆ Attractive Gardens of Approximately 1/4 acre ◆ Large Driveway ◆ Garage

DESCRIPTION A most attractive and individual four bedroom semi-detached family house having brick elevations with double glazed leaded light windows under a clay tiled roof. The house, which is believed to have originally been built as a gardener's cottage for Mousehill Manor in the 1920s. The house has recently been the subject of considerable improvement with works that have included a two storey extension considerably improving the accommodation which is now ideally suited to family life. The accommodation includes on the ground floor, an entrance hall, delightful dual aspect sitting room, dual aspect dining room with open fireplace, a kitchen/breakfast room with double doors leading onto the garden and a useful utility room. On the first floor there are four bedrooms, a family bathroom and a separate shower room. Outside a gravel driveway provides off-road parking for many vehicles and leads to a detached timber garage. The gardens are a particular feature of the property having been attractively arranged and enjoy a good degree of seduction with the plot in all approaching one quarter of an acre. Lantern Cottage is likely to appeal to purchasers seeking an individual character family home in a popular village location. Internal inspection is highly recommended.

SITUATION Milford is a popular village which lies 1.7 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 passing under the railway bridge into Portsmouth Road. Continue along Portsmouth Road and at the mini roundabout take the left hand exit into Church Road. Continue along Church Road and at the next roundabout take the third exit into Cherry Tree Road. Continue along Cherry Tree Road to the traffic lights and at the end turn left into Portsmouth Road and Lantern Cottage will then be found on your right hand side opposite the turning to New Road by the village green where you should see our For Sale board.

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 – 1.2miles (Waterloo approx 45/50 mins) Godalming – 2.1 miles Guildford – 6.5miles
 Farnham – 7.6 miles Haslemere – 6.6 miles Gatwick – 32.9 miles Heathrow – 28.4 miles
 A3 – 0.3 miles M25 – 15.6 miles M3 – 15.1 miles



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
65	82	66	83
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Portsmouth Road, Milford

Approximate Gross Internal Area
 Ground Floor = 56.1 sq m / 603 sq ft
 First Floor = 55.6 sq m / 598 sq ft
 Second Floor = 12.2 sq m / 131 sq ft
 Total = 123.9 sq m / 1332 sq ft

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.

