

Railway Cottages

Station Lane Milford Surrey GU8 5AD



EMERY & ORCHARD
ESTATE AGENTS



A delightful three bedroom Victorian semi detached house with barn style car port & attractive gardens set in a tucked away yet convenient location approx. 1/2 a mile from the village centre and only moments from the station.

Guide Price: £550,000
Freehold

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1 Railway Cottages

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Dual Aspect Sitting Room with Wood Burner ♦ Dining Room with Wood Burner ♦ Stylish Fitted Kitchen
♦ Three Bedrooms ♦ Bathroom ♦ Gas Central Heating ♦ Barn Style Car Port & Workshop
♦ Garden Office/Summerhouse ♦ Two Driveways ♦ Attractive Gardens

DESCRIPTION: One Railway Cottages is a most attractive three bedroom semi-detached cottage having brick elevations under a pitched tiled roof. The property is believed to have been originally built around 1860 as a railway worker's cottage and has over the years been the subject of considerable improvements while care has been taken to retain much of the charm and character of the property's Victorian Era. The works have included the addition of a two storey extension which has greatly improved the accommodation that now comprises on the ground floor of a dual aspect sitting room with wood burning stove and double doors leading out onto the garden, a dining room which also benefits from the wood burning stove and a stylish dual aspect kitchen. On the first floor there is a landing, three bedrooms and a bathroom. The house also benefits from gas central heating. Outside, the gardens are a particular feature of the property being set on three sides. A driveway leads to a large barn-style car port with useful adjoining work shop and a garden office/summerhouse while a further gravel driveway provides additional off-road parking for two vehicles. The property is likely to appeal to purchasers seeking an individual character home in a convenient position only minutes from the station. Internal inspection is highly recommended.

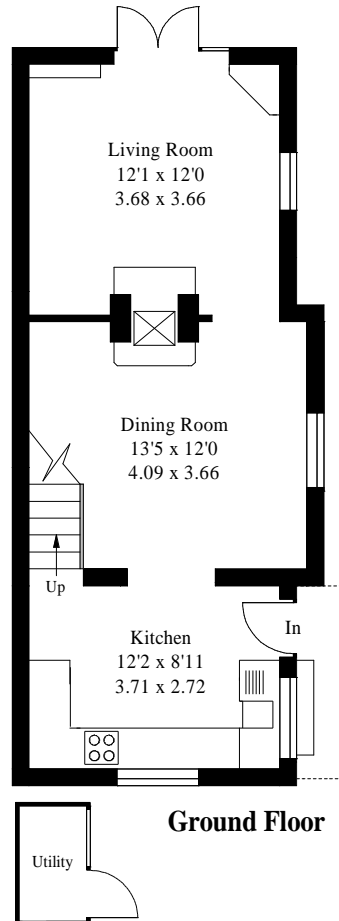
SITUATION: One Railway Cottages occupies a convenient position located off Station Lane and lying approximately ½ mile from the centre of Milford village which lies approximately 1½ miles to the south west of Godalming. At Milford there is a good range of local facilities including shops catering for most day to day needs including a post office, doctor's and dentist's surgeries and Secrett's farm shop and Squires garden centre. There are also schools to suit all age groups. For the commuter Milford main line station is immediately to hand and provides a service to Waterloo in approximately 50 minutes, while for commuters by road access to the A3 is available at Milford and provides road communication to London and the south coast as well as access to both Heathrow and Gatwick airports via the M25 and M23 motorways. Bus services link the village with Godalming which provides a more comprehensive range of shopping, leisure and recreational facilities including a wide range of public houses and restaurants. For the walking and riding enthusiast there are many areas of outstanding natural beauty with much common and heathland being owned or managed by the National Trust.

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 passing under the railway bridge and continuing along the Portsmouth Road. On entering Milford village take the first exit left at the mini roundabout into Church Road and then immediately left again, this time into Station Lane. Continue along Station Lane and turn immediately left just before Milford Station sign posted to the car park. On entering the car park turn left and 1 Railway Cottages will be seen immediately ahead of you.

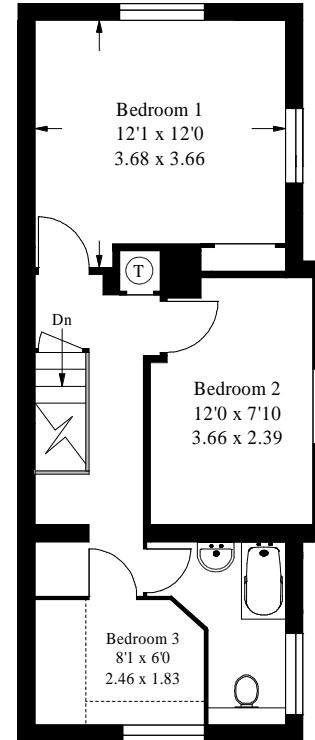
Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these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



Main Line Station – 0.1 miles (Waterloo approx. 50 mins) Godalming – 2.3 miles Guildford – 7.4 miles
 Farnham – 9.0 miles Haslemere – 7.6 miles Gatwick – 33.5 miles Heathrow – 33.8 miles
 A3 – 1.5 miles M25 – 16.0 miles M3 – 15.0 miles



Railway Cottages, Station Lane, Milford



Approximate Gross Internal Area :-
Ground Floor 39.9 sq m / 429 sq ft
First Floor 39.9 sq m / 429 sq ft
Total 79.8 sq m / 858 sq ft



FLOOR PLANS
01483 755510 Ref A4945C
Disclaimer:
This plan has been prepared for Emery & Orchard in accordance with the Property Misdescriptions Act. It is intended as a layout guide only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3 inches. Whilst every care is taken in the preparation of this plan, please check all dimensions & shapes before making any decisions reliant upon them.

