

3 Oak Tree Road

Milfod Surrey GU8 5JN



EMERY & ORCHARD
ESTATE AGENTS



A four bedroom detached family house with three reception rooms located in an established 'no through' residential road within walking distance of the village centre and within easy reach of Milford main line station and A3.

Guide Price: £625,000
Freehold

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Entrance Hall ◆ Sitting Room with Open Fireplace ◆ Dining Room ◆ Family Room ◆ Conservatory ◆ Kitchen ◆ Utility Room ◆ Gas Central Heating
◆ Double Glazed Windows ◆ Ample Off Road Parking ◆ Enclosed Rear Garden

DESCRIPTION: 3 Oak Tree Close occupies an enviable position in the popular village of Milford being within a short walk of both the village centre and Jubilee Field which is a large parish owned recreational ground with children's play area. The property is believed to have been built in the mid 1960s and is constructed having brick and part tile hung elevations under a pitched tiled roof. Internally the house provides bright, spacious and adaptable accommodation that is ideally suited to family life. On the ground floor there is a large entrance hall that gives access to all the principle rooms including an impressive open plan double aspect sitting/ dining room which has direct access into a large conservatory. The kitchen is accessed from both the entrance hall and dining room and has a useful adjoining utility room. At the front of the house there is a spacious family room which was converted from the original garage. On the first floor there is a master bedroom with en suite shower room and three further good sized bedrooms and family bathroom. The house also benefits from gas fired central heating and replacement sealed unit double glazed windows. Outside there is a large driveway providing off road parking for several cars and a fully enclosed rear garden. The property is likely to appeal to purchasers seeking a family home in a village location that is within easy reach of all local amenities including an excellent range of shops, schools and bus services.

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, doctor's 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: Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continuing under the railway bridge into Portsmouth Road. Continue on to Milford village and on reaching the mini roundabout take the second exit continuing along the Portsmouth Road, then take the fourth turning on your left hand side into Upper Manor Road. Continue to the end of Upper Manor Road and at the end turn left into Oak Tree Road where Number 3 will be found after a short distance on your left hand side.

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.



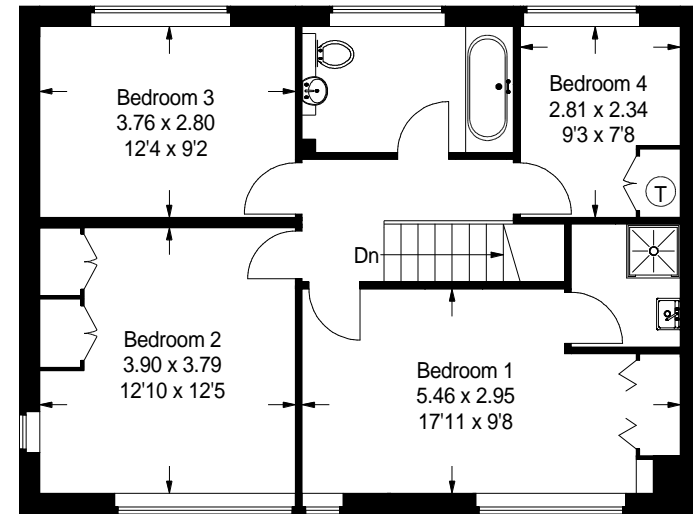
Milford Main Line Station – 1 mile (Waterloo approx 45/50 mins) Godalming – 2.5 miles Guildford – 9 miles
 Farnham – 8.1 miles Haslemere – 7.2 miles Gatwick – 34.5 miles Heathrow – 30.4 miles
 A3 – 0.8 miles M25 – 15.2 miles M3 – 15.3 miles



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC England & Wales	

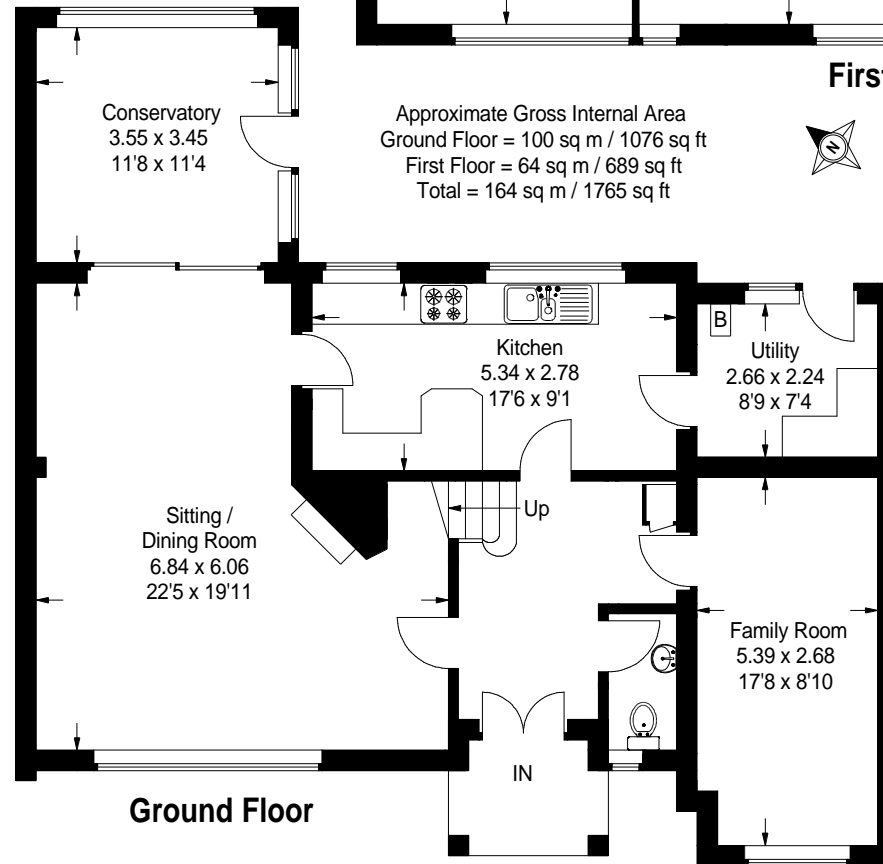
Oak Tree Road, Milford

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.



First Floor

Approximate Gross Internal Area
Ground Floor = 100 sq m / 1076 sq ft
First Floor = 64 sq m / 689 sq ft
Total = 164 sq m / 1765 sq ft



Ground Floor