

# 33 Upper Manor Road

Milford Surrey GU8 5JW



EMERY & ORCHARD  
ESTATE AGENTS



A bright and well planned four bedroom detached family house set in an established residential road conveniently located close to the village centre and with access to popular schools, main line station and the A3

**Guide Price: £645,000**  
**Freehold**

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- Entrance Hall ◆ Cloakroom ◆ Living/Dining Room ◆ Kitchen/Breakfast Room
- ◆ Four Bedrooms ◆ Spacious Bathroom ◆ Double Glazing & Gas Central Heating
- ◆ Block Paviour Driveway & Garage ◆ Attractive Front & Rear Gardens ◆ Potential for Extension (STPP)

**DESCRIPTION:** 33 Upper Manor Road 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 and well planned accommodation as well as having potential for extension subject to obtaining any necessary consents. On the ground floor there is a large entrance hall, a cloakroom, impressive dual aspect sitting/dining room which has access onto the garden, 17'5 kitchen/breakfast room and useful utility room. On the first floor there is a landing, four bedrooms and a spacious bathroom. The house also benefits from gas fired central heating and replacement sealed unit double glazed windows. Outside there is a block paviour driveway leading to a garage and there are attractive gardens set to the front and rear of the property. The property is likely to appeal to purchasers seeking a well planned family home in a popular village location and early 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:** Proceed out of Godalming on the A3100 Portsmouth Road in a southerly direction towards Milford. On entering Milford village, at the mini roundabout take the second exit. Continue along the Portsmouth Road for approximately half a mile and Upper Manor Road will be found as the fourth turning on the left hand side. Number 33 will be found towards the end on your right.

**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 – 2.4 miles Guildford – 7.5 miles  
 Farnham – 8.3 miles Haslemere – 7.3 miles Gatwick – 33.3 miles Heathrow – 28.4 miles  
 A3 – 0.7 miles M25 – 15.3 miles M3 – 14.9 miles



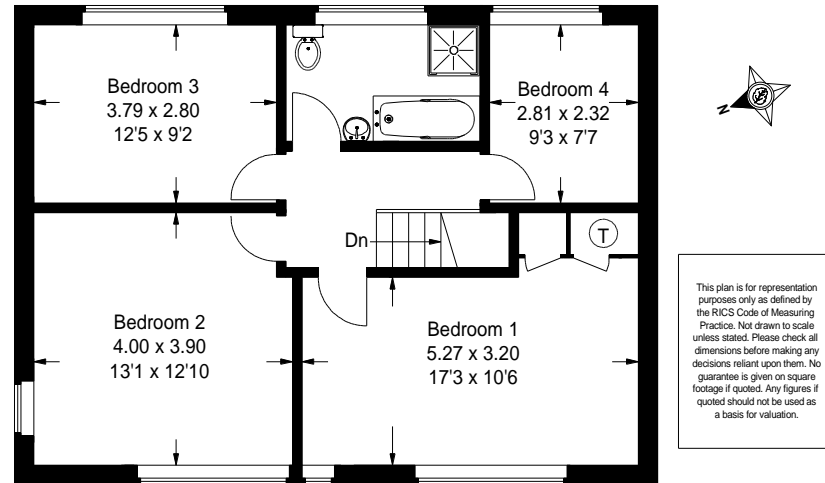
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

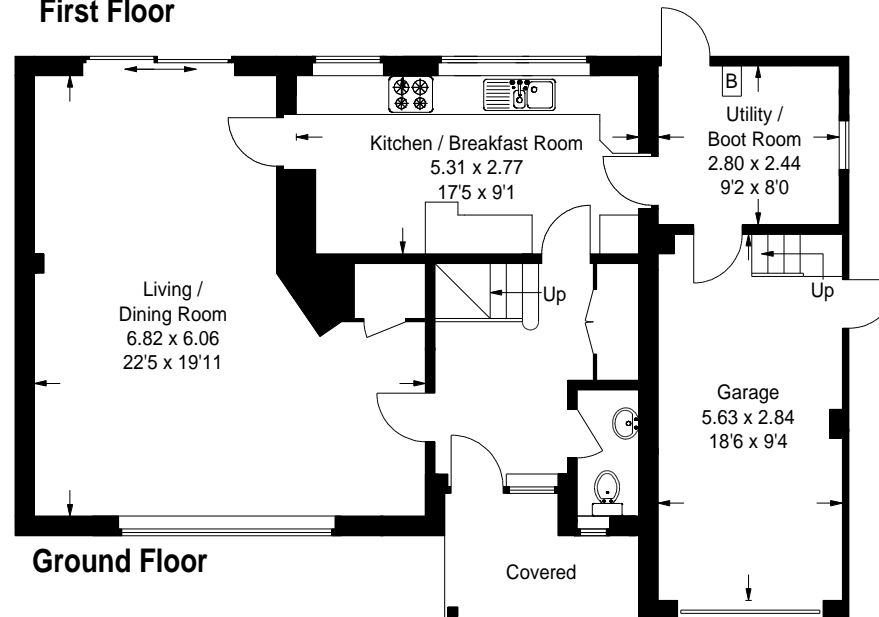
Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Upper Manor Road, Milford

Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 88.1 sq m / 948 sq ft  
 First Floor = 63.6 sq m / 684 sq ft  
 Total = 151.7 sq m / 1632 sq ft



First Floor



Ground Floor