

9 Flitwick Grange

Milford Surrey GU8 5DN



EMERY & ORCHARD
ESTATE AGENTS



A well designed four bedroom detached house with garage occupying an enviable location within a short walk of the village centre

Price: £537,500 Freehold

01483 419 300

20 High Street, Godalming, Surrey,
GU7 1EB

fax 01483 419 400

e-mail office@emery-orchard.co.uk



www.emery-orchard.co.uk

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Entrance Hall ♦ Sitting Room ♦ Dining Room ♦ Conservatory ♦ Kitchen ♦ Cloakroom ♦ Four Bedrooms
♦ Bathroom & En-Suite Shower Room ♦ Driveway & Garage
♦ Enclosed South Facing Rear Garden

DESCRIPTION: 9 Flitwick Grange is an attractive four bedroom detached house forming part of a small private development built in the late 1980s by Bryant Homes. The property provides bright, well planned and adaptable accommodation that includes on the ground floor an entrance hall and cloakroom, sitting room with open fireplace, dining room with adjoining conservatory and kitchen/breakfast room. On the first floor there is a large landing and four bedrooms as well as a bathroom and en-suite shower room. Outside, a driveway provides off-road parking and leads to the garage which is located to the rear of the house. Although the gardens are small, they offer a good degree of seclusion and have been attractively arranged enjoying a southerly aspect. The property is likely to appeal to purchasers seeking a detached house in a village setting that is within easy reach of all local amenities.

SITUATION: The house occupies a highly convenient location in Flitwick Grange, a private residential cul-de-sac located in the centre of the popular Surrey village of Milford which lies approximately 1½ miles to the south west of Godalming. The village provides an excellent range of local facilities including shops catering for most day to day needs, a post office, doctors surgery and dentists as well as Secrett's Farm Shop and Garden Centre. There are schools to suit all age groups in the surrounding area including the popular Rodborough Secondary School while for the commuter, Milford main line station serves Waterloo in approximately one hour. Access to the A3 is also available close at hand at Milford and provides 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. Bus services run nearby linking the village 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 county town of Guildford is also easily reached by car. For the walking enthusiast there are many areas of outstanding natural beauty in the surrounding district, there being much common and heathland owned or managed by The National Trust.

Directions: Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout opposite the Inn on the Lake and continue on towards Milford village. On reaching the village, take the second exit at the mini roundabout and Flitwick Grange will be found as the second turning 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.



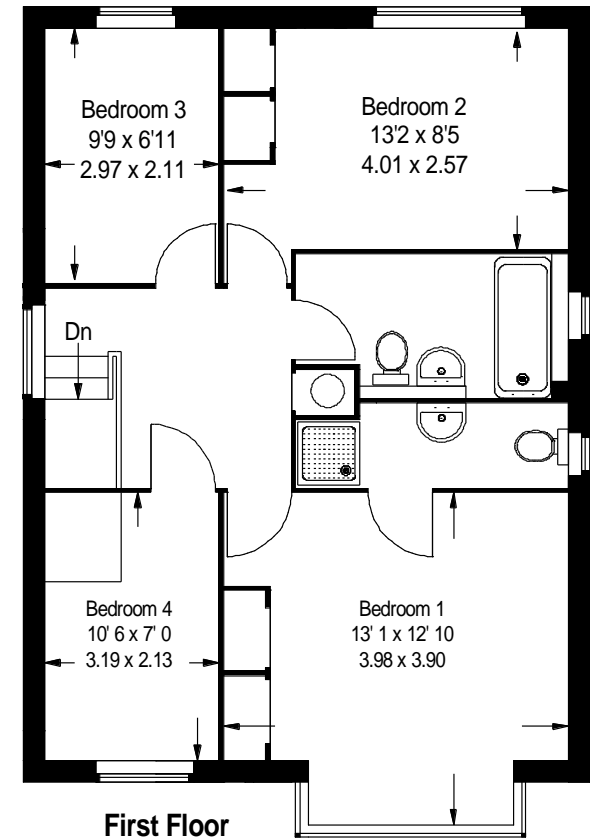
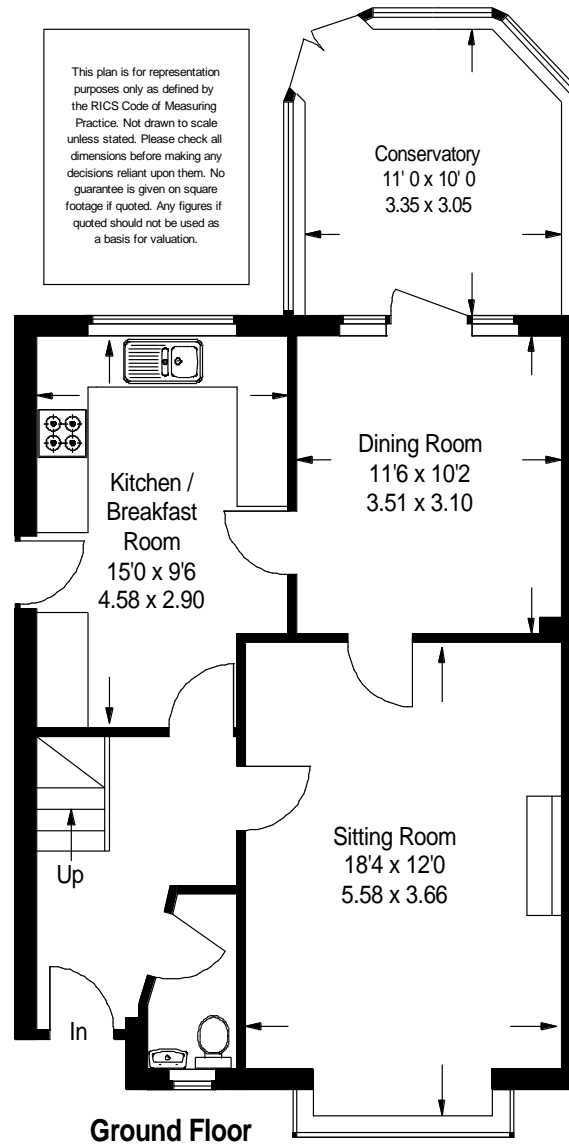
Milford Main Line Station – 0.9 miles (Waterloo approx 45/50 mins) Godalming – 2.3 miles Guildford – 7.4 miles
 Farnham – 8.4 miles Haslemere – 7.3 miles Gatwick – 33.9 miles Heathrow – 28.4 miles
 A3 – 0.8 miles M25 – 15.3 miles M3 – 24.2 miles



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		
(1-20)	G		
Not energy efficient - higher running costs			
		68	83
EU Directive 2002/91/EC			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		63	79
EU Directive 2002/91/EC			
England, Scotland & Wales			

Flitwick Grange, Milford



APPROX. GROSS
INTERNAL FLOOR AREA
1272 SQFT / 118 SQM
(excluding garage)

Single Garage
in block

