

01483 419 300

20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

 www.emery-orchard.co.uk



01483 419 300

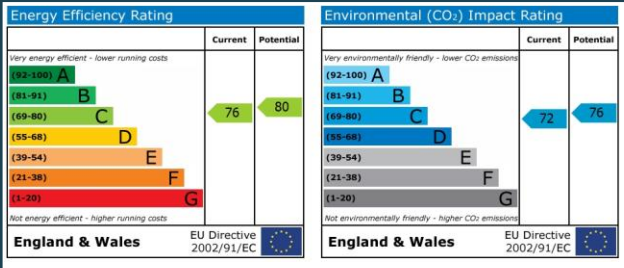
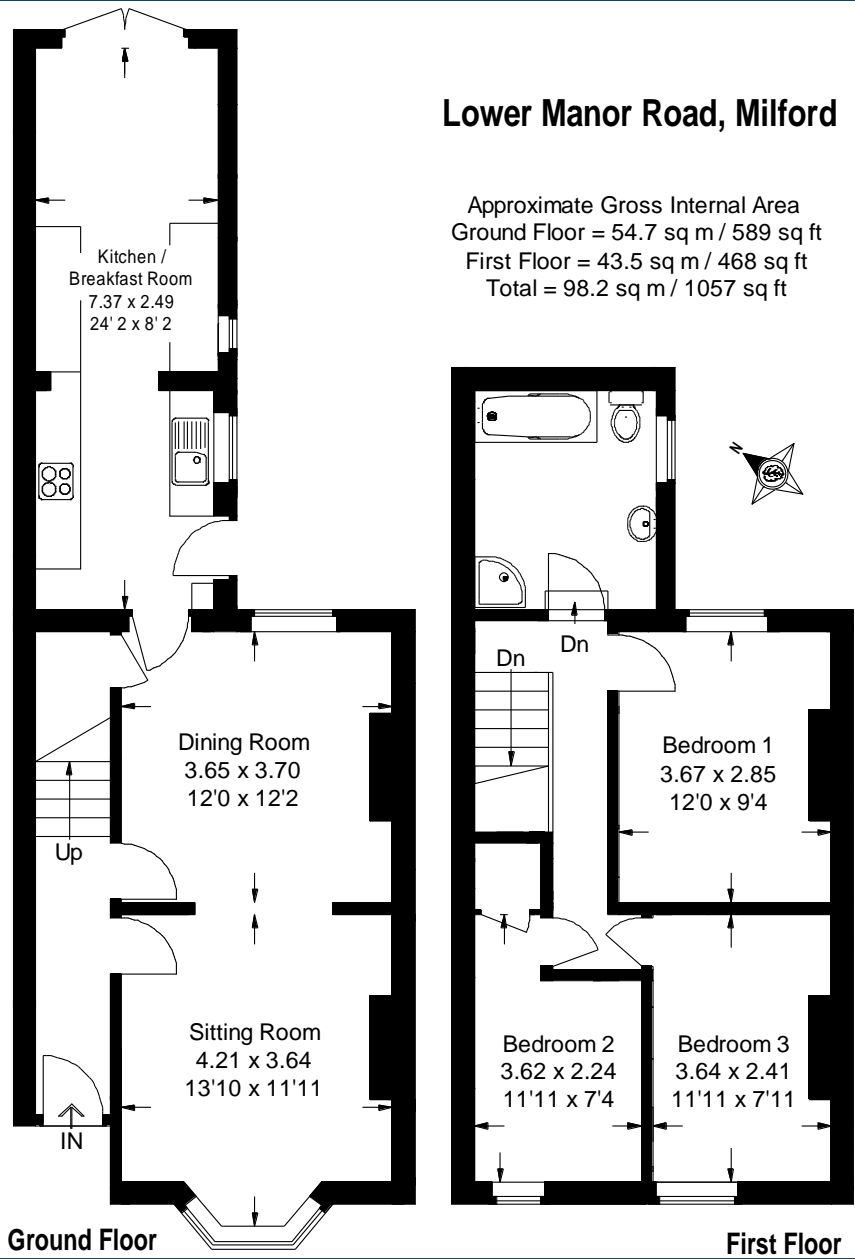
20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

 www.emery-orchard.co.uk



Lower Manor Road, Milford

Approximate Gross Internal Area
Ground Floor = 54.7 sq m / 589 sq ft
First Floor = 43.5 sq m / 468 sq ft
Total = 98.2 sq m / 1057 sq ft



15 Lower Manor Road
Milford Surrey GU8 5JH

Price: Guide Price £479,500 Freehold



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.






15 Lower Manor Road
Milford Surrey GU8 5JH
Price: Guide Price £479,500 Freehold

DESCRIPTION: 15 Lower Manor Road is an attractive bay fronted Victorian semi detached family house believed to have been built around the turn of the last century and constructed having rendered elevations under a pitched tiled roof. The house retains much of the original charm and character of its period providing both well planned and flexible accommodation that includes on the ground floor an entrance hall, delightful bay fronted sitting room with original cast iron fireplace, a dining room as well as a re-fitted 24ft kitchen/breakfast room with double door leading onto the rear garden. On the first floor there are three bedrooms and large re-fitted bathroom. Outside there is an attractive rear garden and at the front a driveway providing off road parking. The house is likely to appeal to purchasers seeking a character house in a popular village setting which is within easy reach of excellent amenities and early inspection is highly recommended.

AT A GLANCE

- Entrance Hall
- Sitting Room with Cast Iron Fireplace
- Dining Room
- Re-fitted Kitchen/Breakfast Room
- Three Bedrooms
- Re-fitted Bathroom
- Gas Central Heating
- Driveway
- Attractive Garden
- Popular Village Location

KEY FACTS

	DISTANCE TO STATIONS	
	Milford	1.4m
	Godalming	2.5m
	DISTANCE TO A3 AND M25	
	A3	0.7m
	M25	15.2m
	DISTANCE TO CENTRES	
	Milford	0.2m
	Godalming	2.8m
	DISTANCE TO SCHOOLS	
	Infant	0.3m
	Junior	1.6m
	COUNCIL TAX	
	Band	D



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 continuing under the railway bridge and on towards Milford Village. On reaching Milford Village take the second exit at the mini roundabout 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 turn right into Lower Manor Road. Number 15 will then be found after a short distance on your right hand side.

