



San Anton Green Lane  
Milford Surrey GU8 5BG  
Asking Price: £639,500 Freehold





- No Onward Chain
- Quiet Unmade Private Road
- Easy Reach of Village Centre & Main Line Station
- Sitting Room with Feature Vaulted ceiling
- Dining/Family Room
- Kitchen/Breakfast Room
- Cloak/Utility Room
- Three Bedrooms & Bathroom
- Gas Heating & Double Glazing
- Large Secluded Gardens



An extended three bedroom detached family house with garage set in a quiet unmade private road in an established residential area of Milford being conveniently located within easy reach of local shops, schools and main line station.



















Milford Main Line Station – 1.2 miles (Waterloo approx. 45/50 mins)

Milford Village Centre – 0.5 miles Godalming Town Centre – 2.2 miles

Infant School – 0.4 miles Junior School – 1.4 miles

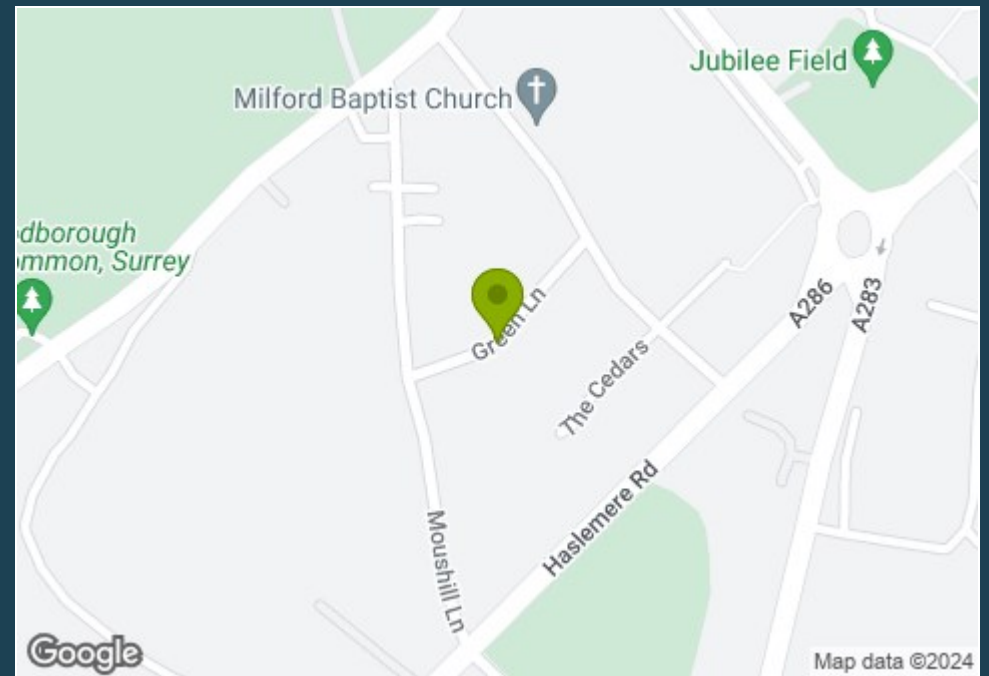
Secondary School – 0.6 miles

Doctors – 0.5 miles Dentist – 0.7 miles

A3 – 1.0 miles M25 – 15.6 miles M3 – 15.4 miles

Council Tax Band - F Payable - £3,259.69 (2023/24)

Energy Efficiency Rating - D

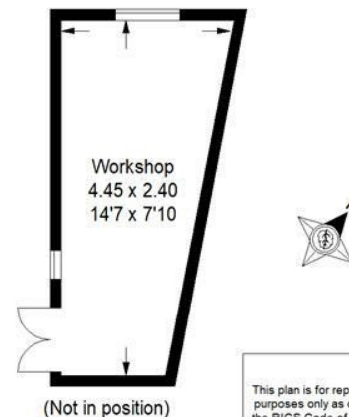
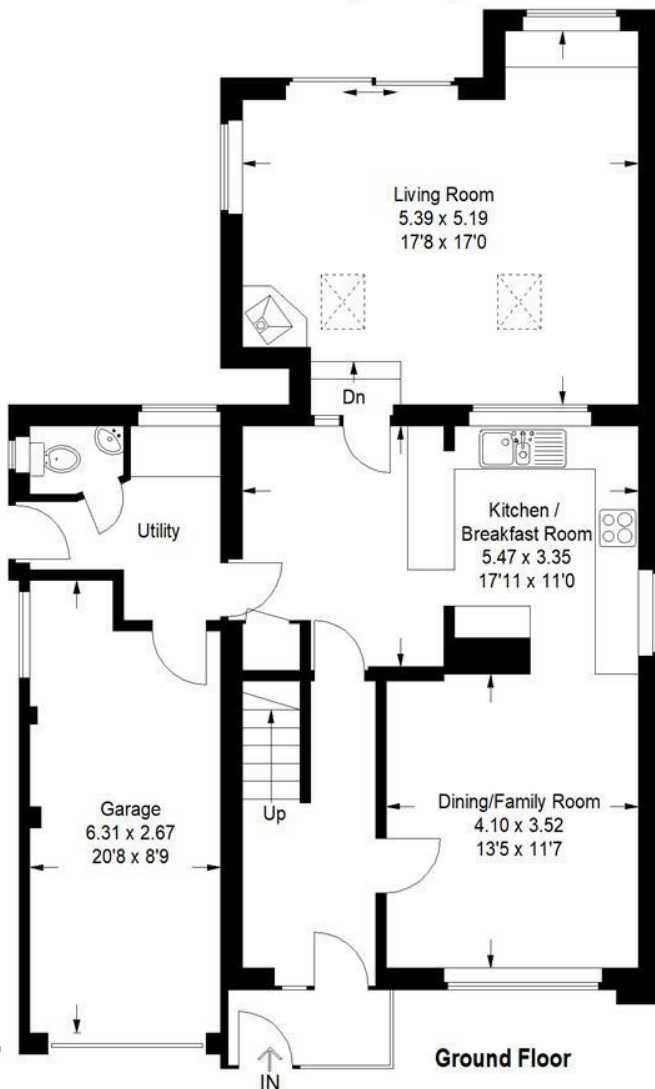


Directions: Proceed out of Godalming in a southerly direction on the A3100 towards Milford. On approaching Milford village, at the roundabout turn left into Church Road and at the next roundabout take the second exit onto the A286 Haslemere Road and immediately turn right into New Road. Continue along New Road and take the 2nd turning on your left into Green Lane which is a small unmade lane. Continue along Green Lane and San Anton will be found approx halfway along on the right.

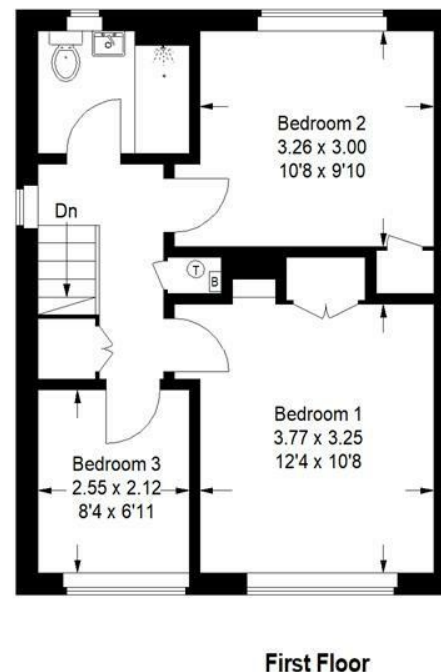




Approximate Gross Internal Area  
Ground Floor (Including Garage) = 95.7 sq m / 1030 sq ft  
First Floor = 41.5 sq m / 447 sq ft  
Workshop = 9.5 sq m / 102 sq ft  
Total = 146.7 sq m / 1579 sq ft



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.



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 these may vary.