



Heston Cottage Sandy Lane

Milford Surrey GU8 5BL

Guide Price: £925,000 Freehold



- Private Unmade Road
- Easy Reach of Milford Village & Schools
- Tastefully Refurbished and Extended
- Living Room with feature Bay Window
- Home Office/Bedroom Four
- Open Plan Kitchen/Dining/Family Room
- Utility Room & Cloak/Shower Room
- Four Bedrooms & Three Bathrooms
- Gas Heating & Double Glazed Windows
- Integral Garage and Large Secluded Rear Garden



A tastefully refurbished and extended four bedroom detached family home offering spacious and adaptable accommodation. The house is set in an established private residential road on the outskirts of the village yet is within easy reach of excellent range of local shops, recreational facilities and popular schools. Milford main line station and the A3 are also nearby as is access to hundreds of acres of National Trust common and heathland.









Distance to Main Line Station – 1.5 miles

Distance to Milford Village Centre – 0.8 miles

Distance to Schools

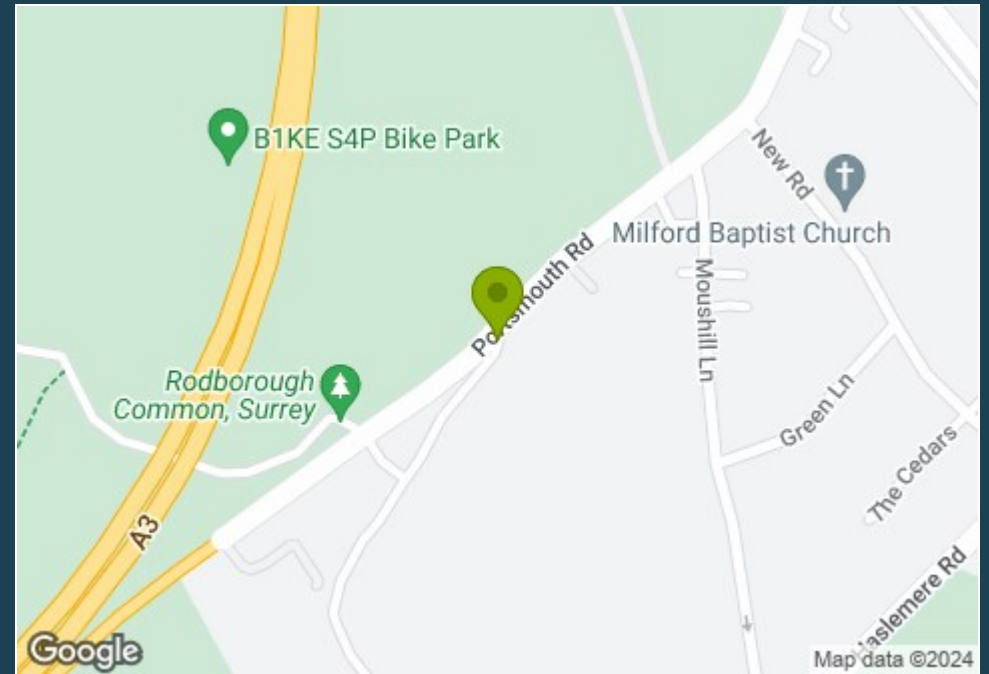
Primary – 0.8 miles - Junior – 3.2 miles - Secondary – 0.8 miles

Distance to A3 – 1.0 miles

Distance to M25 – 15.3 miles

Council Tax Band - E Payable - £2,758.21 (2023/24)

Energy Efficiency Rating D



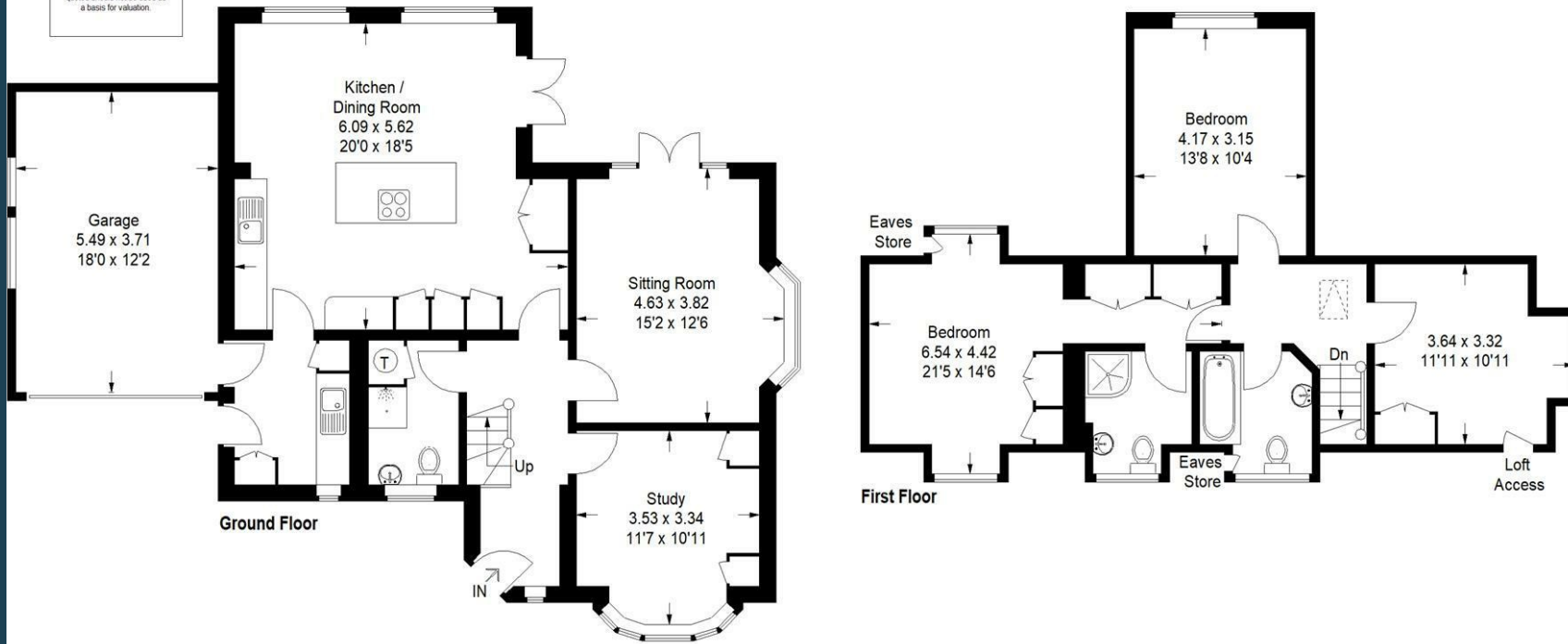
Directions: Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continuing under the railway bridge into the Portsmouth Road. Continue on to Milford village and on reaching the mini roundabout take the first exit into Church Road. At the next roundabout take the third exit into Cherry Tree Road and at the traffic lights turn left on to the Old Portsmouth Road continuing past New Road and Moushill Lane and Sandy Lane will then be found after a short distance on the left hand side. Heston Cottage will be found immediately on your left hand side.



Heston Cottage, Sandy Lane

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 102.8 sq m / 1106 sq ft
 First Floor = 57.7 sq m / 621 sq ft
 Total = 160.5 sq m / 1727 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.



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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.