



The Gatehouse Petworth Road

Milford Surrey GU8 5BA

Asking Price: £700,000 Freehold





- Short Level Walk to the Village Centre
- Easy Reach of Main Line Station & A3
- Character Modern House Built in 2007
- Double Aspect Sitting Room
- Dining Room
- Fully Fitted Kitchen
- Cloakroom
- Four Bedrooms & Two Bathrooms
- Easy to Maintain Gardens offer a Good Deal of Privacy
- Detached Garage (Accessed from rear)



A modern character house built in 2007 incorporating a high level of specification and cleverly designed to offer bright spacious and adaptable family accommodation. The house is conveniently located close to the village centre being within easy reach of an excellent range of local shops and schools to suit all age groups. For the commuter Milford main line station (Waterloo 50 Mins) and access to the A3 are also both within easy reach.







Milford Main Line Station – 1.0 miles (Waterloo approx. 50 mins)

Milford Village Centre – 0.4 miles Godalming – 2.0 miles

Primary School – 0.2 miles Junior School – 1.4 miles

Secondary School – 0.3 miles

Doctors – 0.4 miles Dentist – 0.4 miles

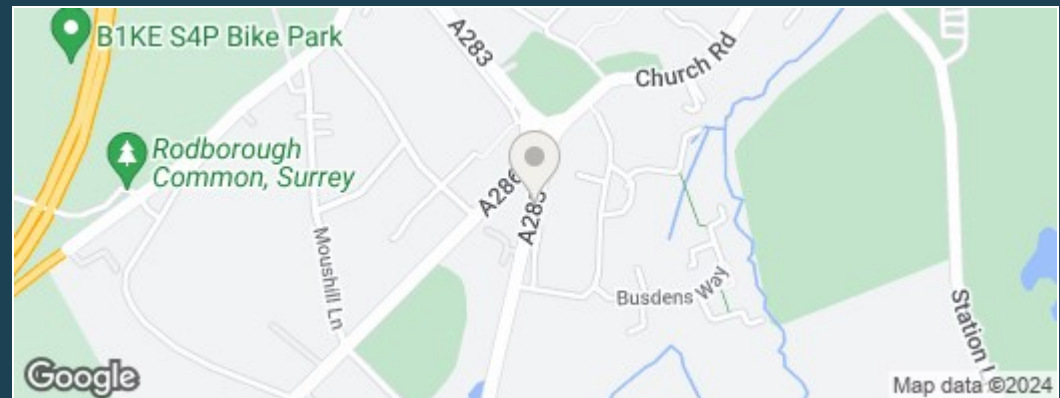
A3 – 0.9 miles M25 – 15.3 miles M3 – 14.9 miles

Council Tax Band - F Payable - £3259.69 (2023/24)

Energy Efficiency Rating TBC.

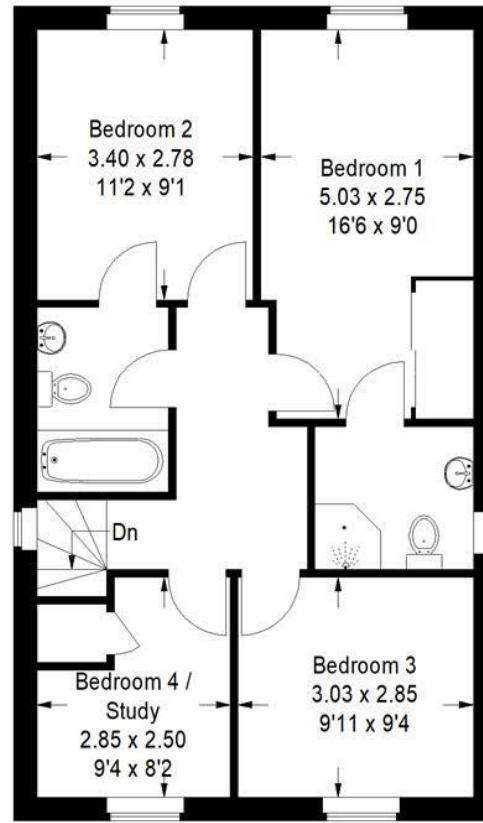
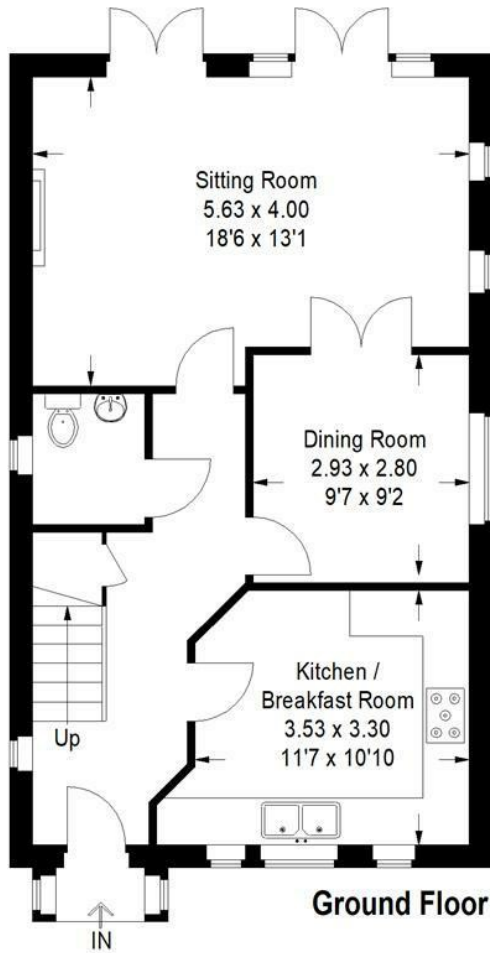


Directions: Leave Godalming in a southerly direction on the A3100 taking the right hand exit at the roundabout by the Inn on the Lake and continuing on to Milford village. On reaching the village, at the first mini roundabout take the first turning left into Church Road. At the next roundabout take the first exit onto the A283 Petworth Road and The Gatehouse will then be seen almost immediately on you left hand side.



The Gate House

Approximate Gross Internal Area
= 112.0 sq m / 1205 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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.

