



# 11 Green Lane

Milford Surrey GU8 5BG

Guide Price: £615,000 Freehold





- Delightful Sitting Room with Open Fireplace
- Dining Room
- Fitted Kitchen with Vaulted Ceiling
- Stylish Shower Room
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Driveway
- Garage
- Large Rear Garden



A much improved and extremely characterful three bedroom Victorian cottage having been extended and tastefully refurbished by the present owners. The cottage provides accommodation that includes a delightful sitting room with wood burner, dining room and a fabulous fitted kitchen with vaulted ceiling. There is also a stylish shower room and three bedrooms. Outside a driveway leads to a detached garage and there is an attractive large rear garden. The cottage occupies a great location, set in a small unmade lane, close to the village centre with its excellent shops, facilities, popular schools, bus routes and mainline station as well as being close to much common and heathland.







Milford Main Line Station – 1.2 miles (Waterloo approx. 55 mins)

Milford Centre – 0.5 miles Godalming 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

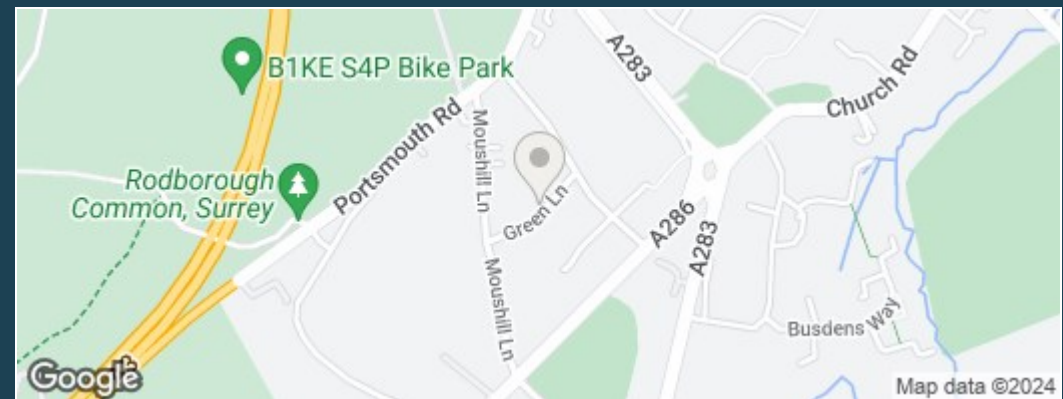
Council Tax Band - E Payable - £2890.22 (2024/25)

Energy Efficiency Rating - C

Note: There is a right of way for the adjoining neighbour.



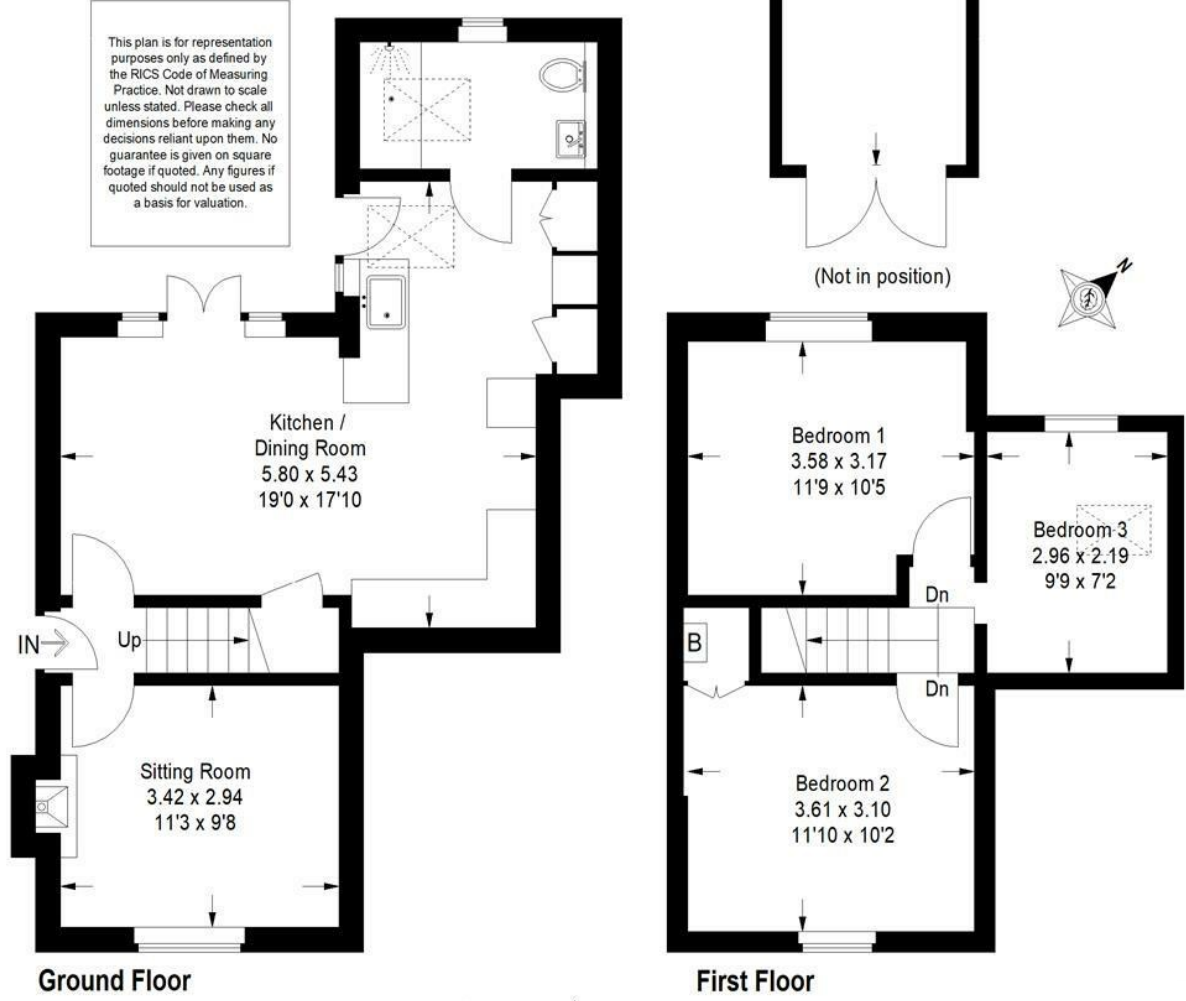
Directions: Proceed out of Godalming in a southerly direction on the A3100 towards Milford. On approaching Milford village, at the roundabout turn left into Church Road and at the next roundabout take the second exit onto the A286 Haslemere Road and immediately turn right into New Road. Continue along New Road and take the 2nd turning on your left into Green Lane which is a small unmade lane. Continue along Green Lane and number 11 will be found after short distance on the right.



# Green Lane, Milford

Approximate Gross Internal Area  
 Ground Floor = 44.5 sq m / 479 sq ft  
 First Floor = 32.1 sq m / 345 sq ft  
 Garage = 12.1 sq m / 130 sq ft  
 Total = 88.7 sq m / 954 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.