



1 Fir Cottages Portsmouth Road

Milford Surrey GU8 5DY

Guide Price: £395,000 Freehold



- Close to Village Centre & Main Line Station
- Many Period Features
- Large Secluded Garden
- Sitting Room with Open Fireplace
- Dining Room with Fitted Wood Burning Stove
- Kitchen & Bathroom
- Three Bedrooms
- Gas Heating
- Close to Local Shops & Schools
- Easy Access to A3 & M25



A three bedroom semi detached Victorian house with large garden conveniently located within easy reach of the village centre, main line station and A3





Milford Main Line Station – 1.0 miles (Waterloo approx. 5 mins)

Milford Centre – 0.25 miles Godalming Town Centre – 2.0 miles

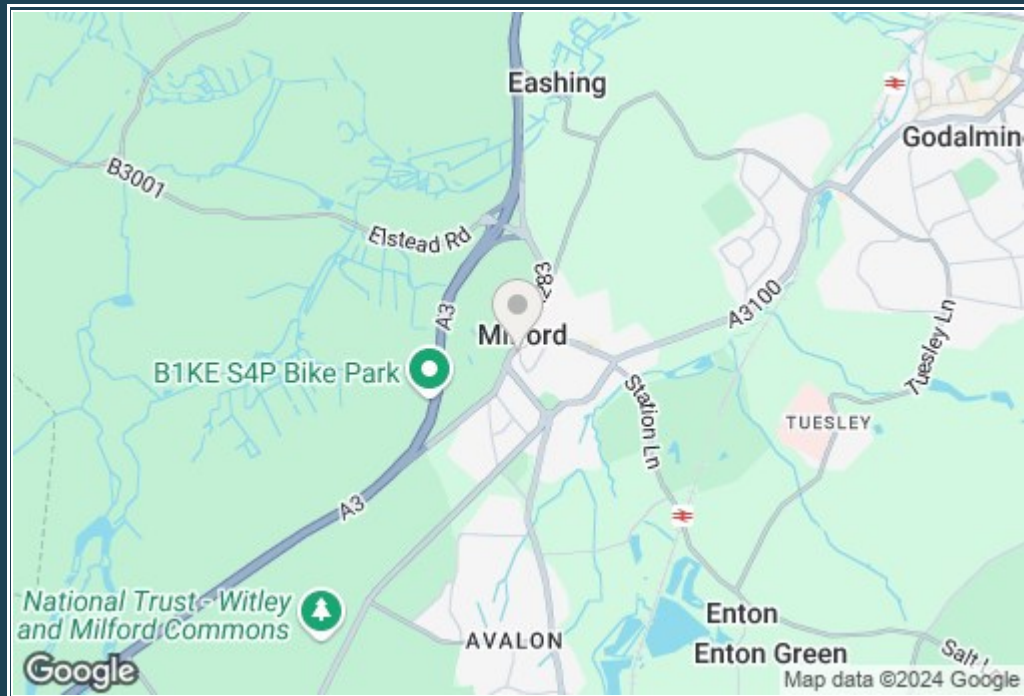
Infant School – 0.4 miles Junior School – 1.5 miles

Secondary School – 0.8 miles

Doctors – 0.4 miles Dentist – 0.3 miles

A3 – 0.7 miles M25 – 15.0 miles M3 – 14.0 miles

Council Tax Band - D Payable - £2,364.73 (2024/25)



Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout opposite the Inn on the Lake and continuing under the railway bridge and on towards Milford village. On reaching the village take the second exit at the mini roundabout, continuing along the Portsmouth Road and at the traffic lights 1 Fir Cottage Cottages will be found on your left, just before the turning for Lower Manor Road.



Emery & Orchard
ESTATE AGENTS

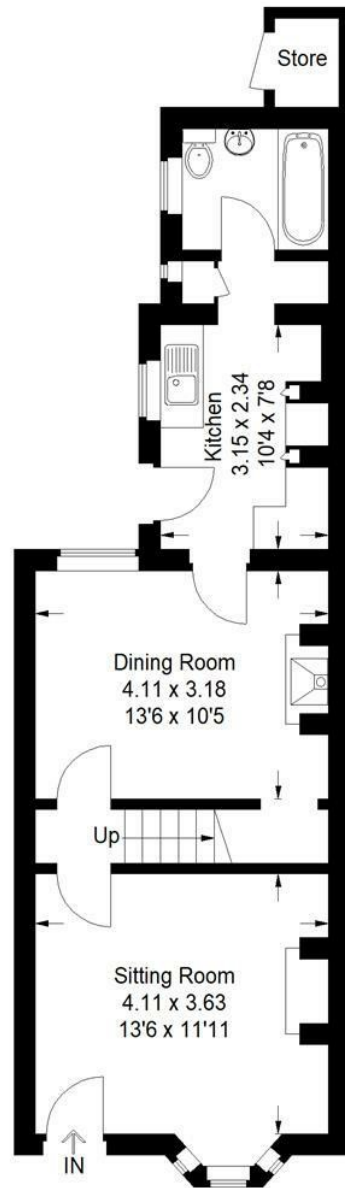
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20 High Street
Godalming
Surrey
GU7 1EB

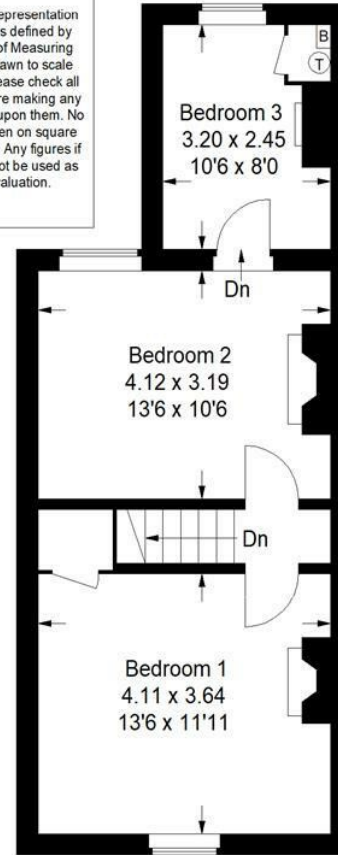
email:office@emery-orchard.co.uk

Approximate Gross Internal Area
Ground Floor = 46.5 sq m / 500 sq ft
First Floor = 40.5 sq m / 436 sq ft
Store = 1.1 sq m / 12 sq ft
Total = 88.1 sq m / 948 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.



Ground Floor



First Floor

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.

