



Enton Braes

Enton Surrey GU8 5AH

Guide Price: £1,175,000 Freehold





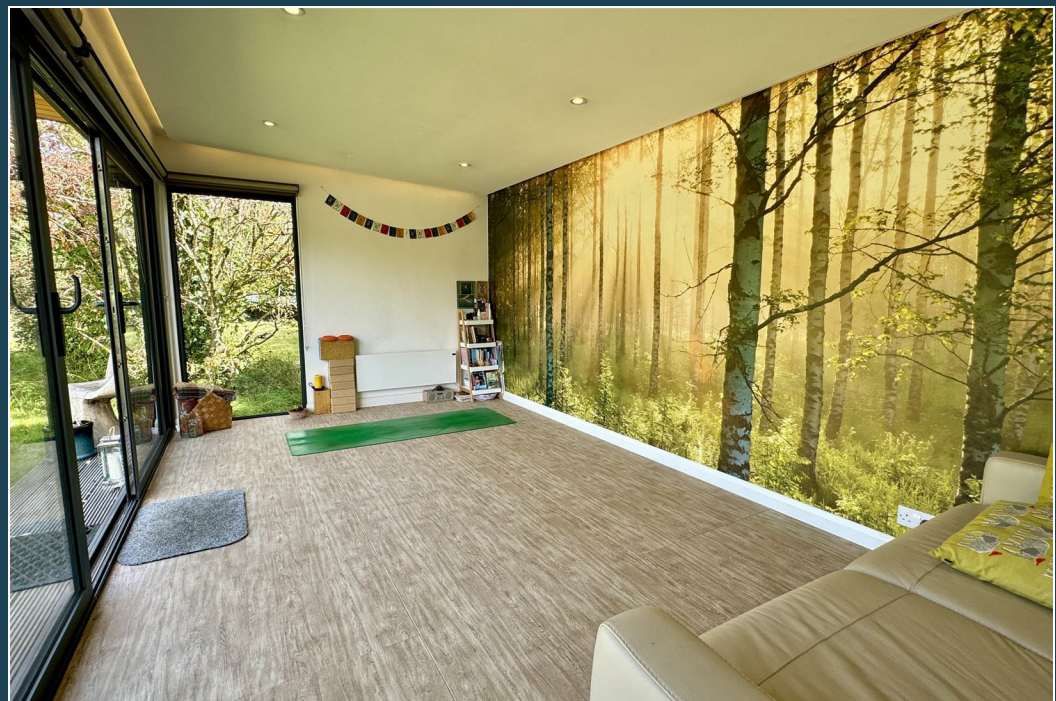
- Fabulous Semi-Rural Location
- Sitting Room With Woodburner
- Large Kitchen/Breakfast Room & Utility
- Conservatory
- Three Bedrooms
- Bathroom & Shower Room
- Superb Garden Studio & Separate Office
- Large Driveway
- Double Barn Style Carport & Workshop
- Delightful Gardens & Far Reaching Views



An extremely attractive semi-detached three bedroom period family home of immense charm and character, occupying a wonderful semi rural yet convenient location, in the much favoured hamlet of Enton. The property is set in delightful gardens enjoying fabulous views over the surrounding countryside and provides adaptable accommodation as well as benefitting from a superb garden studio, office, large driveway and double barn style carport. The property is within easy reach of both Godalming, Witley and Milford centres and just over 1 mile from the station.











Main Line Station – 1.1 miles (Waterloo approx. (50/55 mins)

Witley Village Centre – 0.6 miles Godalming – 3.2 miles

Infant School – 0.9 miles Junior School – 0.8 miles

Secondary School – 1.1 miles

Doctors – 0.8 miles Dentist – 0.5 miles

A3 – 2.3 miles M25 – 16.8 miles M3 – 16.5 miles

Heathrow – 32.5 miles Gatwick – 32 miles

Council Tax Band – F Payable – £3415.72p EPC Rating – F

Private Drainage



Directions: Leave Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit passing under the railway bridge and continuing along the Portsmouth Road. On entering Milford village take the first exit left at the mini roundabout into Church Road and then immediately left again, this time into Station Lane. Continue along Station Lane continuing past Milford Station and over the level crossing and after 0.5 of a mile turn right into Water Lane. Continue for 1.2 miles and just as the road bears sharp left turn right into the unmade lane and after 150 meters turn left and Enton Brae will be found as the second property on your right.

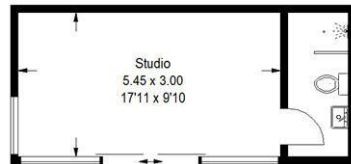




Enton Braes

Approximate Gross Internal Area = 132.6 sq m / 1427 sq ft
 Oak Barn = 35.5 sq m / 382 sq ft
 Studio = 20.4 sq m / 219 sq ft
 Total = 188.5 sq m / 2028 sq ft
 (Excluding Carport / Sheds)

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.




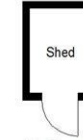
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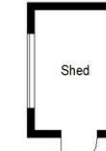
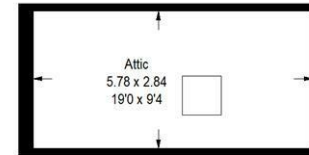
Second Floor



 = Reduced headroom below 1.5 m / 5'0"

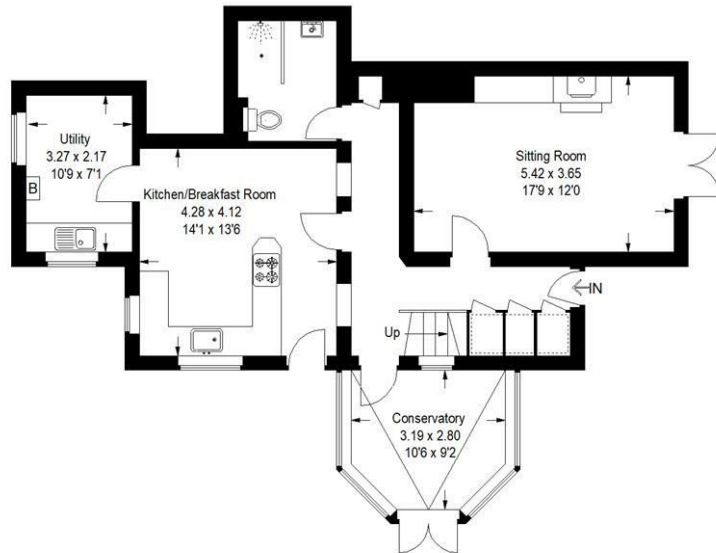


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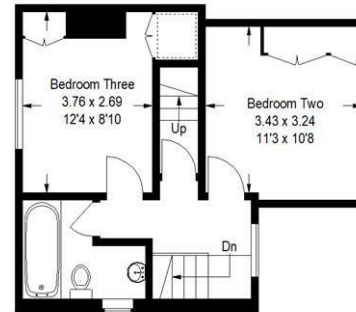


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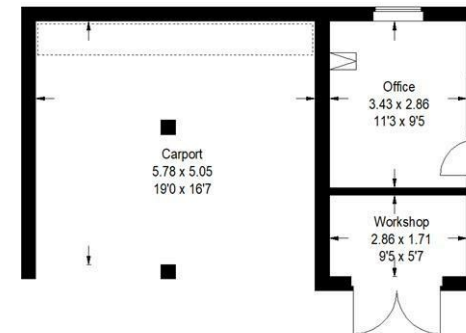
Oak Barn - First Floor



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)
Oak Barn - Ground Floor

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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.