



# Javea Station Lane

Milford Surrey GU8 5HS

Guide Price: £1,150,000 Freehold









- Entrance Hall & Cloakroom
- Superb Sitting Room With Wood Burner
- Family Room, Dining Room & Study
- Kitchen/Breakfast Room & Utility
- Four Bedrooms
- Two Bathrooms
- Driveway & Double Garage
- South Facing Garden (Plot 0.37 of an acre)
- Swimming Pool
- Potential to Extend (STPP)



A stylish & contemporary four bedroom detached family home with four reception rooms, two bathrooms, large kitchen/breakfast room and utility room as well as having a large driveway, double garage and swimming pool. The property occupies a wonderful south facing plot of approx. 0.37 bordering onto the River Ock and enjoying a delightful wooded outlook. Java is set at the end of a long driveway yet less than 0.25 of a mile from Milford village centre with its excellent shops, facilities, popular schools, bus routes and mainline station as well as being close to much common and heathland.























Main Line Station – 0.6 miles (Waterloo approx. 55 mins)

Village Centre – 0.2 miles Godalming – 1.9 miles

Infant School – 0.3 miles Junior School – 1.7 miles

Secondary School – 1 mile

Doctors – 0.2 miles Dentist – 0.3 miles

A3 – 1 mile M25 – 15.5 miles M3 – 14 miles

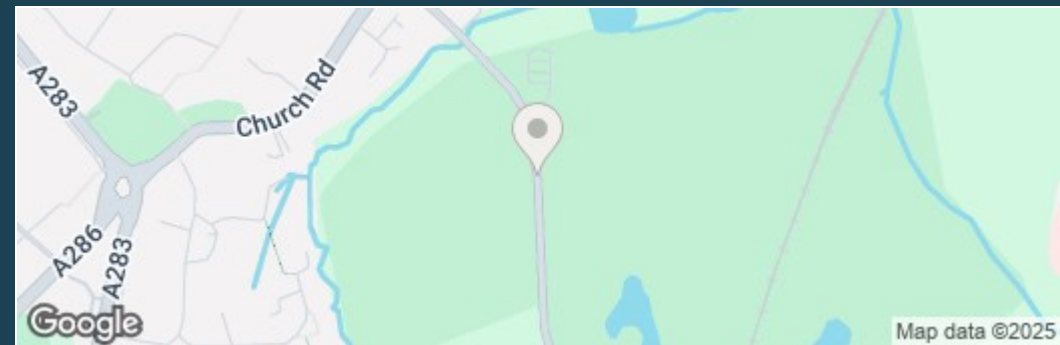
Gatwick – 34 miles Heathrow – 33 miles

Council Tax Band – G Payable – £3941.21p

EPC Rating – TBC



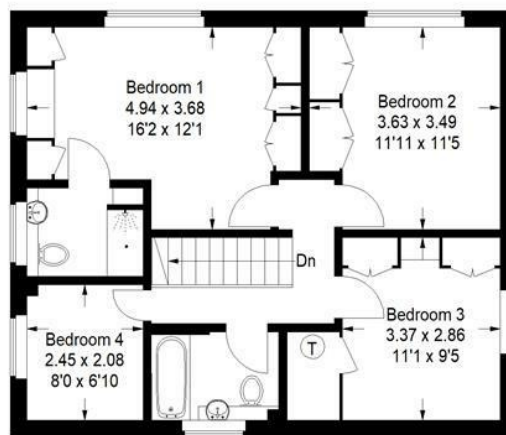
Directions: Leave Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit continuing under the railway bridge and on into the Portsmouth Road. Continue along the Portsmouth Road towards Milford village and on reaching the village take the first exit left at the mini roundabout and then also immediate left again into Station Lane. Continue along Station Lane for 130 meters and the driveway for Javea will be found on your left. Continue past the bungalow Little Bargate on the left and you will arrive at Javea



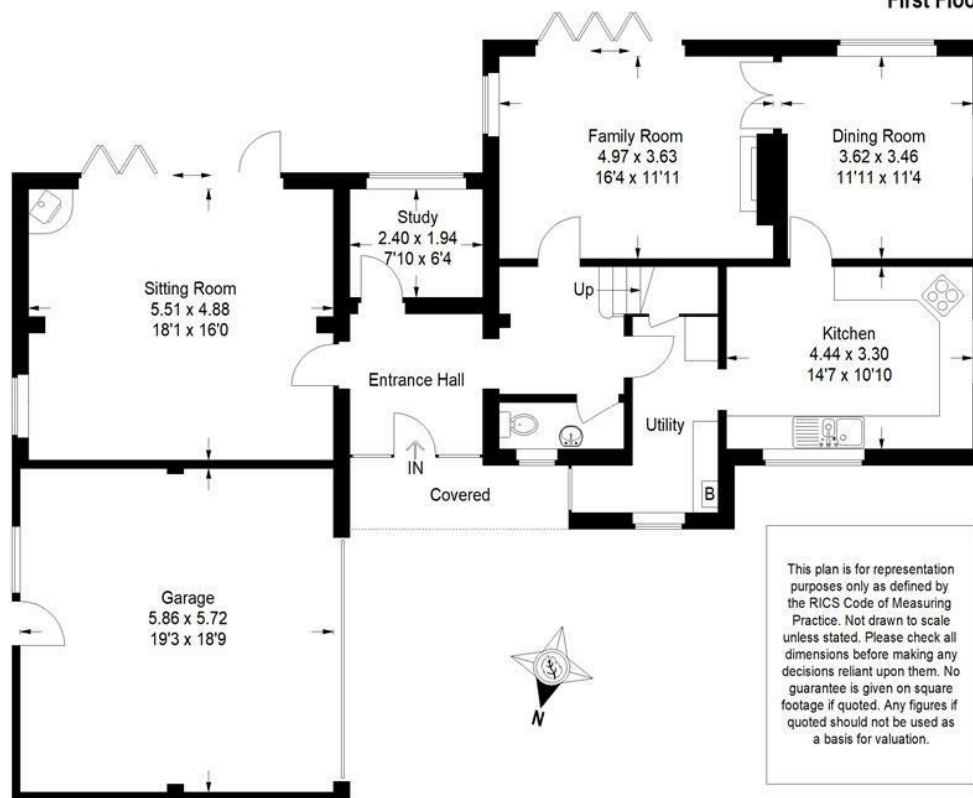


## Station Lane, Milford

Approximate Gross Internal Area  
Ground Floor = 106.3 sq m / 1144 sq ft  
First Floor = 60.7 sq m / 653 sq ft  
Garage = 33 sq m / 355 sq ft  
Total = 200 sq m / 2152 sq ft



First Floor



Ground Floor

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.



ZOOPLA



**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.