



16 Woodpeckers

Milford Godalming Surrey GU8 5DL

Asking Price: £210,000 Leasehold

- Easy Reach of Village Centre
- Close to Main Line Station & A3
- Ideal First Purchase
- Entrance Hall Landing
- Dual Aspect Living Room
- Kitchen
- Double Bedroom
- Gas central Heating
- Double Glazed Windows
- Two Allocated Parking Spaces



A bright and well planned one bedroom first floor apartment with two parking spaces set at the end of a small cul-de-sac in a popular village of Milford. The property is conveniently located within easy reach of the village centre as well as Milford main line station and access to the A3.

Also available at £157,500 on a 75% shared ownership.





Milford Main Line Station – 0.9 miles (Waterloo approx. 50 mins)

Milford Village Centre - 1 Mile

Godalming High Street – 2.6 miles

Doctors – 1 mile Dentist – 1.2 Miles

A3 – 1.6 miles M25 – 15.9 miles M3 – 15.6 miles

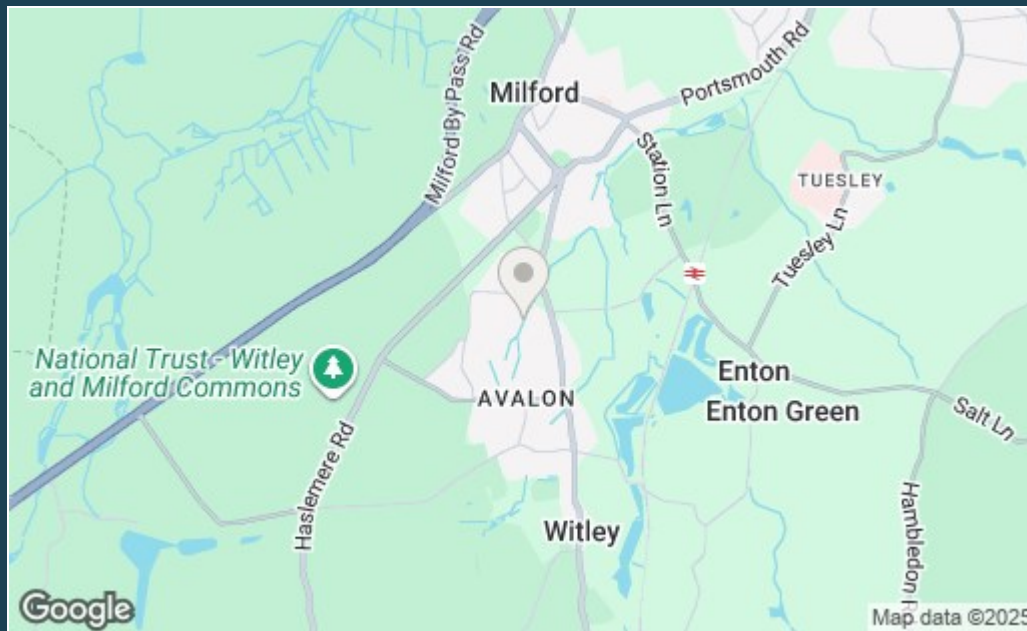
Lease Term – 125 from 29th September 1992

Ground Rent – £ (tbc) Service Charge - £929.76 P.A. (2025)

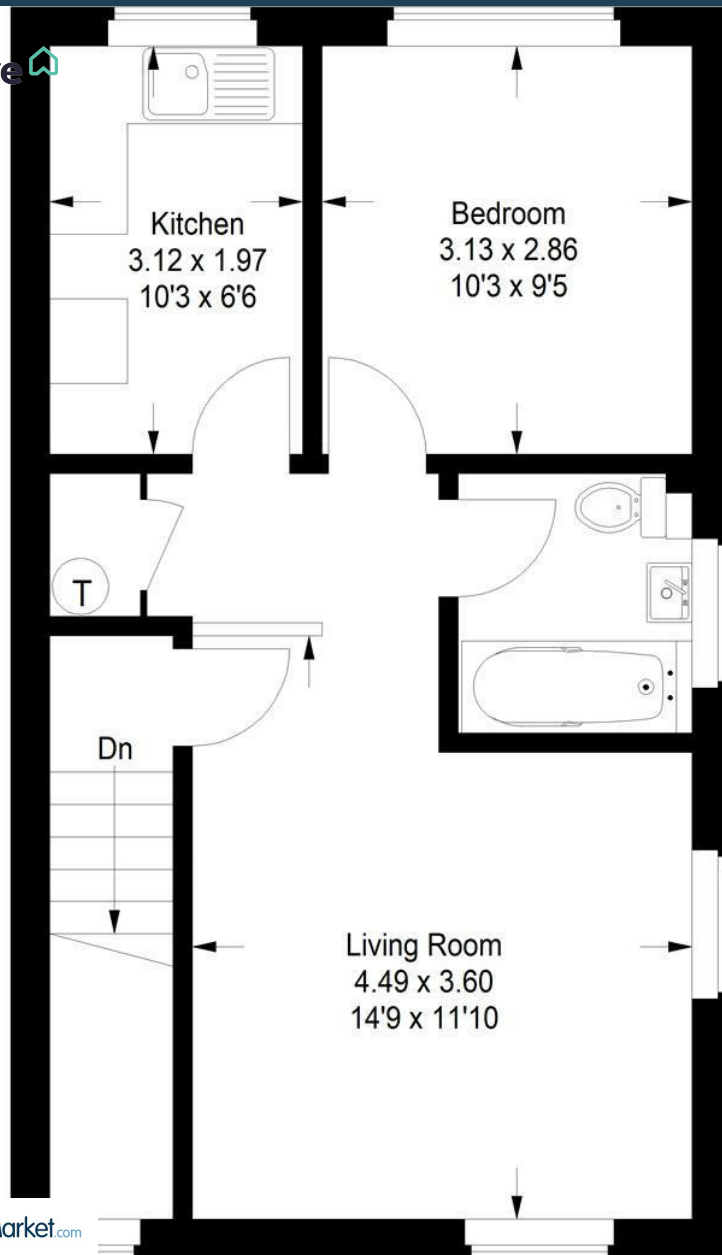
If purchased with shared ownership there is a monthly rental payment £62.51

Energy Efficiency Rating - D

Council Tax Band - B - £1927.23 (2025/26)

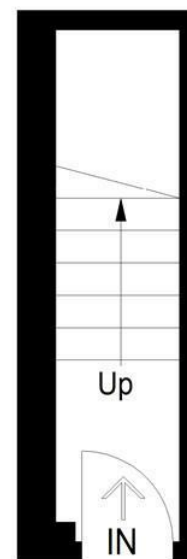


From Godalming proceed in a southerly direction towards Milford on the A3100. On reaching Milford village take the first exit left at the mini roundabout by the shops into Church Road and at the next roundabout take the first exit again, this time onto the A283 Petworth Road. After approximately ½ mile turn right (opposite Rodborough School) turn right into Oxted Green and take first turning on the left into Martins Wood, then take second on the left into Woodpeckers.



Approximate Gross Internal Area
(Excluding Ground Floor)
First Floor = 44.8 sq m / 482 sq ft

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