



Rake Manor Lodge, Rake Lane, Milford, Godalming, GU8 5AB



Rake Manor Lodge

RAKE LANE, GODALMING, SURREY, GU8 5AB

Rake Manor Lodge is a handsome detached period home occupying a mature plot along the sought-after Rake Lane, with gardens and grounds bordered in part by a stream. The property originally formed part of the historic Rake Manor estate, a notable local house with origins dating back to the early 17th Century and longstanding associations with Milford and the former Rake Mill. The property retains considerable character, with exposed timbers, leaded light windows and well-proportioned reception space throughout. Whilst maintained, the property is now dated and offers clear scope for modernisation and improvement, presenting an excellent opportunity for an incoming purchaser to adapt and enhance the accommodation to suit modern requirements.

Approached via a gravel driveway, the house sits comfortably within its grounds and enjoys a peaceful and private setting. The principal reception space is a triple-aspect living/dining room extending to over 30 feet in length, enjoying good natural light and direct access onto the gardens via French doors, with exposed beams and an open fireplace adding to the character of the room. The kitchen is arranged in a traditional galley style and connects naturally with the main living accommodation. Also on the ground floor is a further room with adjoining cloakroom facilities, offering flexibility for use as a bedroom, study/snug or home office. To the first floor are two further bedrooms, including a generous principal bedroom with fitted wardrobes, together with a family bathroom.

The grounds are a particular feature of the property. Lawns wrap around the house and are interspersed with mature trees and established planting, creating a good degree of privacy. Along one boundary a stream passes beneath a small bridge, contributing to the setting.

In addition to the main house, there is a detached annexe/studio with kitchenette and shower room facilities, suited to ancillary accommodation, guest space or home office use. Beyond this sits a substantial range of former stable buildings and outbuildings, offering storage, workshop or hobby space. Given the size of the plot and arrangement of the existing buildings, the property may also offer scope for extension, reconfiguration or redevelopment, subject to the usual planning consents.

Rake Manor Lodge offers an opportunity to acquire an individual period home in one of Milford's most established semi-rural settings.

- **Detached period home forming part of the historic Rake Manor estate**
- **Scope for modernisation and improvement throughout**
- **Triple-aspect 30ft living/dining room with exposed beams and fireplace**
- **Extensive driveway parking, carport and peaceful semi-rural setting**
- **Mature gardens and grounds with stream frontage**
- **Potential for extension or redevelopment, subject to planning**
- **Detached annexe/studio and range of former stable buildings/outbuildings**
- **EPC Rating: D**

CG GUILDFORD

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority: Waverley Borough Council / Tax Band G

Services: All mains services are connected to this property









SITUATION

Rake Manor Lodge occupies a delightful semi-rural position along the highly regarded Rake Manor Lane, on the edge of Milford and surrounded by attractive Surrey countryside. Milford village provides a useful range of day-to-day amenities including a village store, doctor's surgery, café and highly regarded farm shop, whilst nearby Godalming offers a comprehensive range of shops, restaurants, cafés and supermarkets together with a mainline station.

The surrounding area is particularly well regarded for its access to countryside, with nearby commons, footpaths and bridleways including Milford Heath, Witley Common and the Surrey Hills National Landscape.

Communications are excellent, with Milford railway station providing regular services to London Waterloo in approximately 50 minutes, whilst the nearby A3 provides convenient access to Guildford, London and the south coast. The area is also well served by an excellent selection of schools including Rodborough, Charterhouse, Prior's Field and Cranleigh School.




DIRECTIONS

From Godalming proceed south on the A3100 towards Milford. Continue through Milford village and at the roundabout take the exit onto the A283 Petworth Road. After a short distance turn left into Rake Lane and continue along the lane, where Rake Manor Lodge will be found after a short distance on the right-hand side, set behind gates.

8th May 2026

A detached period home within the historic Rake Manor estate, occupying mature grounds with stream frontage and offering scope for modernisation and improvement.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Rake Lane, Milford, Godalming, GU8

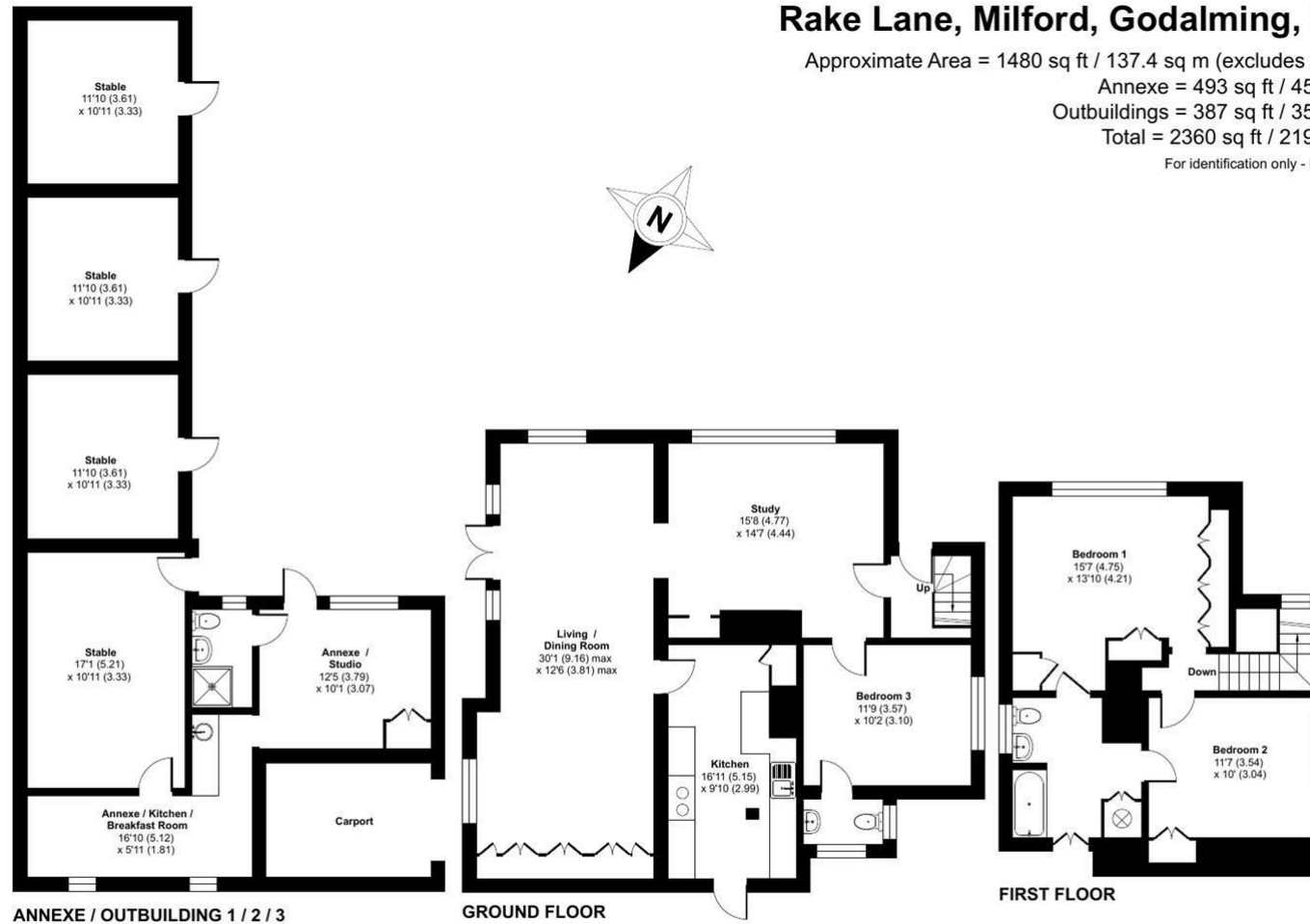
Approximate Area = 1480 sq ft / 137.4 sq m (excludes carport)

Annexe = 493 sq ft / 45.8 sq m

Outbuildings = 387 sq ft / 35.9 sq m

Total = 2360 sq ft / 219.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1450947

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

