



2

The Lawns | Milford | Milford, Godalming | GU8 5HY

£1,150,000



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A beautifully presented, well-designed detached four-bedroom family home in the heart of Milford. The property benefits from a private walled rear garden, double garage and spacious open-plan living.

- Beautifully presented detached four-bedroom family home in the heart of Milford
- Impressive open-plan kitchen/dining room with high-specification appliances
- Spacious double-aspect sitting room with log burner and direct garden access
- Secluded walled rear garden with two sun terraces
- Double garage and driveway parking

The welcoming entrance hall leads through to the impressive open-plan kitchen/dining room. The kitchen is fitted with a range of high-specification appliances, including a Fisher & Paykel fridge freezer, Miele dishwasher, oven, hob and microwave. The generous dining area provides ample space for a large dining table, with double doors opening directly onto the rear garden.





From the dining area, a versatile additional reception room provides an ideal playroom, snug or home office. There is also a useful utility room with sink, space for a washing machine and tumble dryer, and access to the garage. A downstairs shower room completes this part of the accommodation.

The large double-aspect sitting room provides a comfortable and inviting space, with plenty of natural light, sliding patio doors opening onto the garden and a log burner creating a cosy focal point.

Upstairs, the principal bedroom is a particularly spacious room with extensive fitted wardrobes and a large front-facing window providing plenty of natural light.

Bedroom two is another generous double bedroom with built-in storage and a modern en-suite shower room, making it particularly well suited for an older child or guest bedroom.

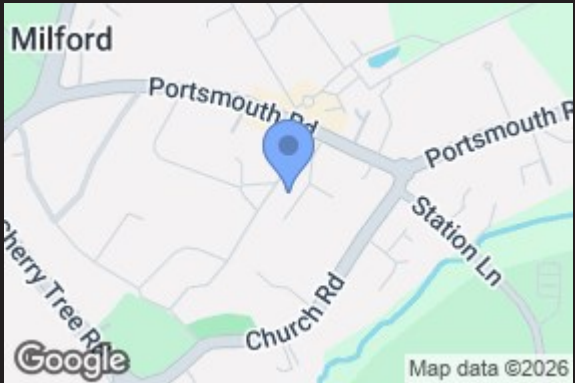
Bedroom three is also a well-proportioned double bedroom with ample built-in wardrobes and drawers.

Bedroom four is a versatile single bedroom or home office with built-in storage and a front-facing window.

The spacious family bathroom is fitted with a vanity sink unit, WC and bath with shower attachment, together with a frosted rear-facing window.

Outside, the property benefits from a private walled rear garden with two separate patio areas, one enjoying the morning sun and the other benefiting from the evening sun. The garden is exceptionally private, with no directly overlooking properties, making it a particularly attractive feature for the area. To the side of the house is a substantial log store providing ample storage for logs.

At the front of the property, the driveway provides parking for three or more vehicles, while the double garage offers useful additional parking and storage.



Council Tax Band **G**      EPC Rating

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (12 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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