

# 8 GEORGE ROAD

Milford



  
**Chantries  
& Pewleys**

ESTATE AGENTS



# AT A GLANCE

Bargate stone terraced cottage

Three bedrooms

Large principal bedroom with fitted storage

Kitchen/breakfast room

Sitting room with wood-burning stove

Living room

Modern family bathroom with bath and shower

South-west facing rear garden

Parking space

Tucked away location

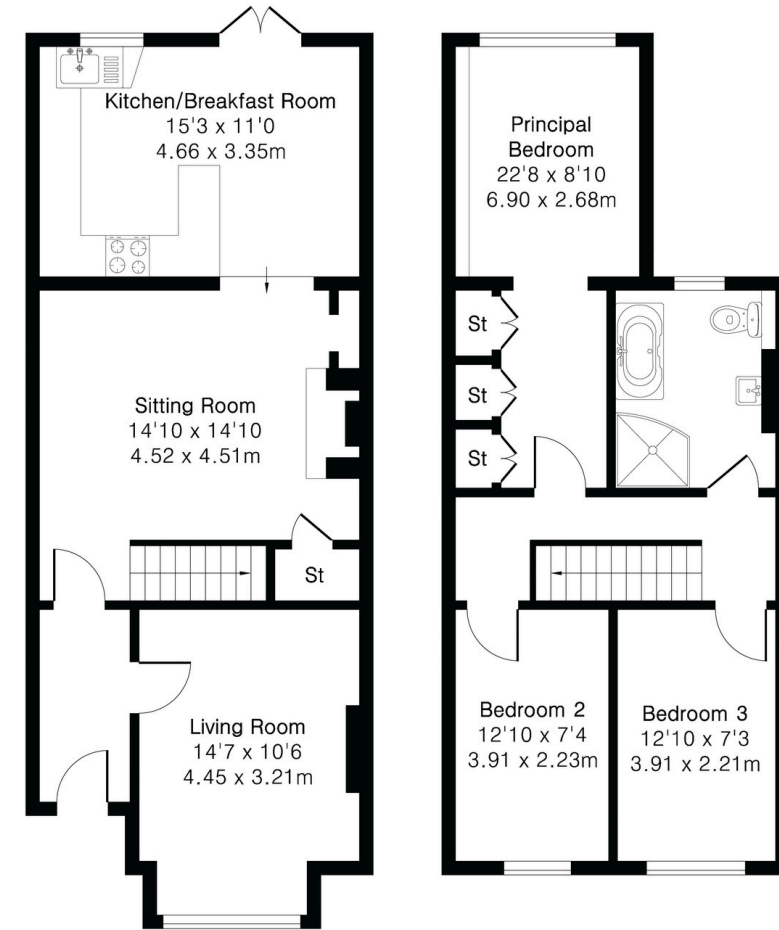
Tenure: Freehold. Council Tax Band: D. EPC: C



**Approximate Gross Internal Area 1120 sq ft - 104 sq m**

Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 520 sq ft – 48 sq m



Ground Floor

First Floor

# FROM THE AGENT

"The combination of character, space and garden length gives this cottage a different feel to many homes in this style. The ground floor works particularly well, with a generous kitchen and dining space opening onto the rear terrace, while the sitting room retains the character expected of a period cottage with exposed brickwork and a wood-burning stove. The south-west facing garden extends well beyond the house, providing a series of distinct outdoor areas."

*Andrew*

Andrew Blagden  
Sales Associate



# SOCIAL SPACES

The kitchen/breakfast room is fitted with a range of oak-fronted units, granite work surfaces and integrated cooking appliances. There is good preparation space and room for informal dining, with a natural connection through to the main body of the house as well as linking with the garden, and this area has a spacious feel. Together, these rooms create a sociable layout while still retaining clear separation between cooking, dining and living areas.

To the front of the house, the sitting room offers a more relaxed space away from the activity of the kitchen. A wood-burning stove sits within a substantial brick fireplace, creating a natural focal point, while timber flooring and the proportions of the room reinforce the cottage character. The room works well as an evening retreat while remaining connected to the rest of the house through the central hallway and dining room.



# FIRST FLOOR & LAYOUT



The first floor provides three bedrooms and a family bathroom. The principal bedroom spans much of the depth of the house and benefits from fitted wardrobes and useful built-in storage. Its position away from the secondary bedrooms gives it a greater sense of privacy within the layout. Bedrooms two and three provide flexible accommodation and could equally serve as children's bedrooms, guest rooms or workspace where required. The family bathroom has been updated with a contemporary suite including a freestanding bath, separate shower enclosure, wash basin and WC. There is access to a very useful fully boarded loft with Velux window.



# THE GARDEN

The south-west facing garden is a significant feature of the property. Immediately behind the house is a paved terrace positioned for outdoor dining and entertaining. Beyond this, the garden extends into a longer planted section with established borders, pathways and areas of seasonal planting, creating depth and interest throughout the space. Towards the rear is a useful garden store together with a covered seating area. The overall length of the garden gives a feeling of separation from neighbouring properties and creates a series of distinct outdoor spaces rather than a single area.





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