

Being in the heart of the village and within walking distance of all amenities this property, with a potential to extend, will be of interest to young families, downsizers and those who prize location.



## 37 Oak Tree Road

Milford Surrey GU8 5JJ Offers In Excess Of: £700,000  
Freehold



- Close to Village Centre, Popular Schools & Station
- Potential For Further Extension (STPP)
- Entrance Hall & Cloakroom
- Dual Aspect Sitting Room
- Study
- Fitted Kitchen/Dining Room & Utility Room
- Bathroom
- Gas Central Heating & Double Glazing
- Driveway
- Attractive 100ft Rear Garden



An attractive extended three bedroom detached family house, providing well planned accommodation giving a natural flow between rooms, as well as offering great potential for further extension, subject to planning permission, with precedence having been set with other houses on the road having extended to the side and rear to four or five bedrooms. The property is located at the end of a small cul de sac only a few minutes walk from the village centre with its excellent local shops (Tesco Express, Co-Op, chemist, butcher, sandwich shop and an excellent farmer's market), facilities (playing field and children's playground, doctors surgery, church and scout/guides hut), popular schools (an infant school only minutes walk, catchment area for a junior school and approximately ten minute walk to Rodborough Secondary school. All three schools have an Ofsted rating of 'Good'), nearby bus routes, main line station (with direct trains to London Waterloo in fifty minutes) and close to much common and heathland providing excellent and expansive access for walking, cycling and horse riding. The house currently comprises an entrance hall & cloakroom, delightful dual aspect sitting room with large French doors leading onto the fantastic patio area, a study, large triple aspect kitchen/dining room with French doors to the back garden and a useful utility room. On the first floor there are three bedrooms, two at the front and one at the back and a bathroom. Outside, to the front there is a driveway providing ample off-road parking which will easily fit three cars. The driveway leads to a double gated side access to the rear, leading to the garage and on to the patio and an attractive mature 100ft rear garden. Of special note is the large patio area which is ideal for BBQs and entertaining, and which has a fabulous built in fireplace and direct access to the lawn.







Main Line Station – 0.9 miles (Waterloo approx. 50/55 mins)

Village Centre – 0.2 miles Godalming – 2 miles

Infant School – 0.2 miles Junior School – 1.5 miles

Secondary School – 0.6 miles

Doctors – 0.3 miles Dentist – 0.2 miles

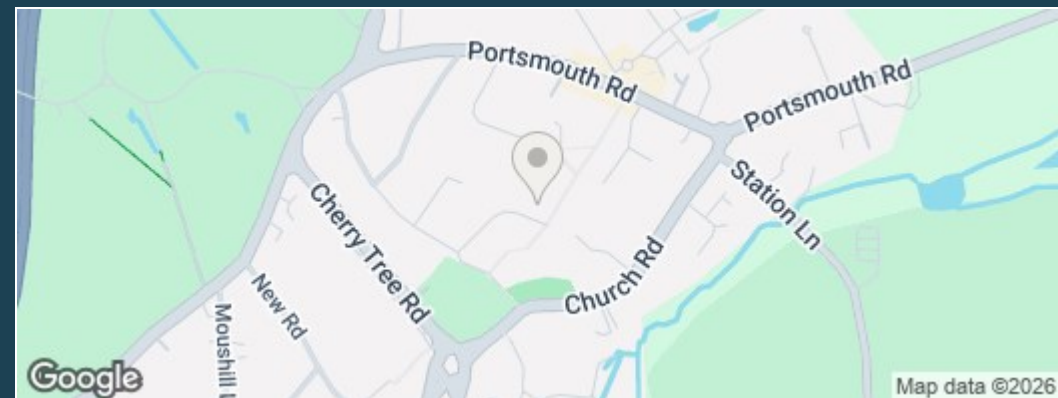
A3 – 1 mile M25 – 15 miles M3 – 14 miles

Council Tax Band – F Payable – £3579.15p (2025/26)

EPC Rating – D



Directions: Leave Godalming in a southerly direction on the A3100 and on reaching Milford village take the second exit at the mini roundabout continuing along the Portsmouth Road. Then take the fourth turning on your left hand side into Upper Manor Road. Continue on to the end of Upper Manor Road and turn left into Oak Tree Road. Continue along Oak Tree Road passing the turning for The Manor and follow the road round and Number 37 will be found towards the end of the cul-de-sac on your left hand side.





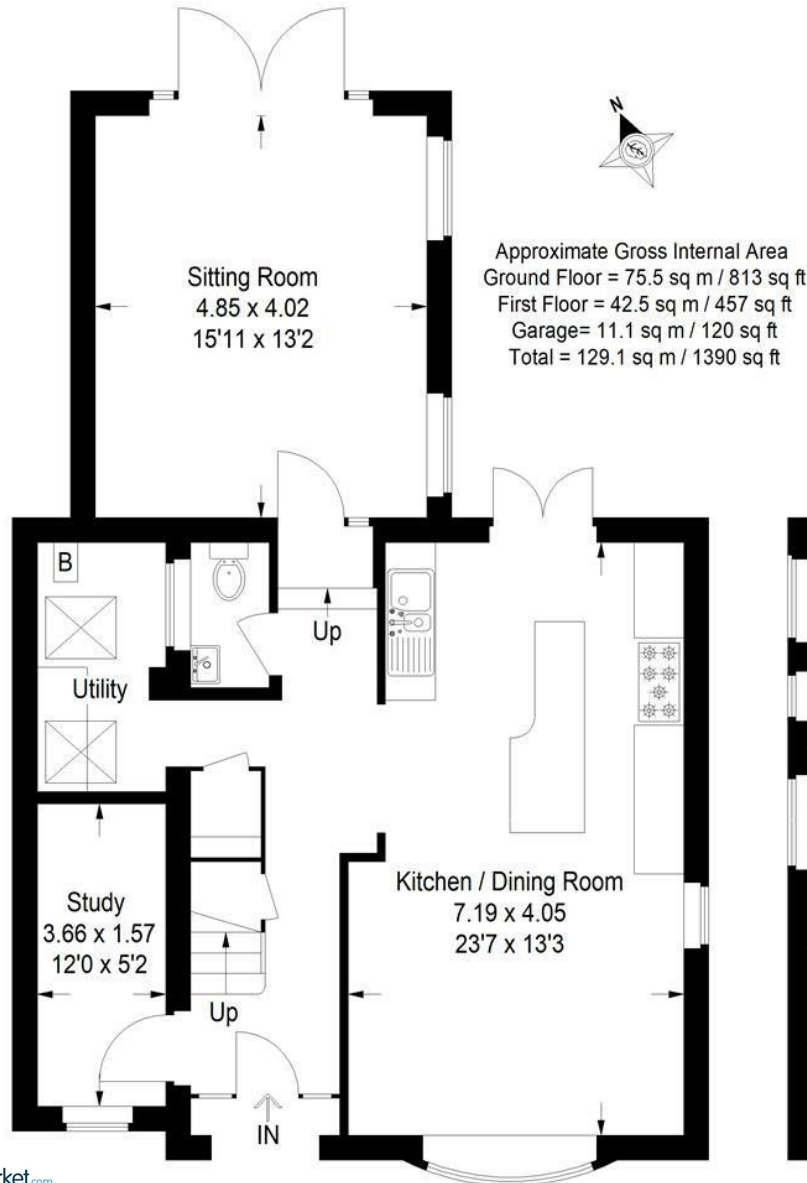
## Emery & Orchard

ESTATE AGENTS

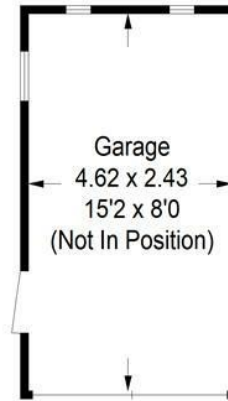
01483 419 300

20 High Street  
Godalming  
Surrey  
GU7 1EB

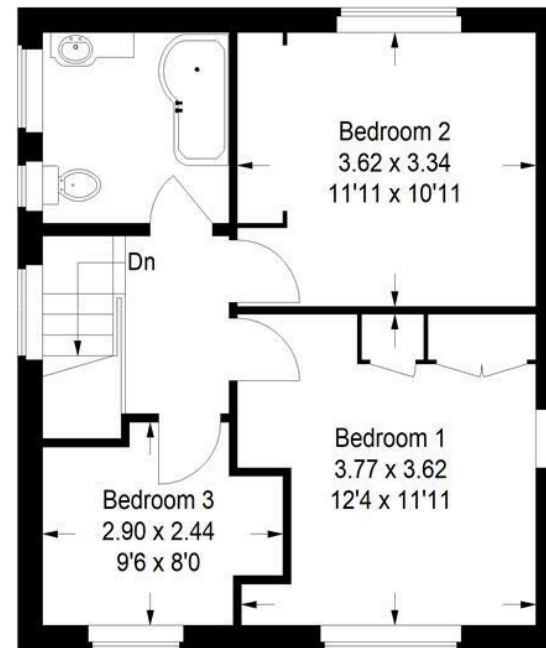
email:office@emery-orchard.co.uk



Approximate Gross Internal Area  
 Ground Floor = 75.5 sq m / 813 sq ft  
 First Floor = 42.5 sq m / 457 sq ft  
 Garage = 11.1 sq m / 120 sq ft  
 Total = 129.1 sq m / 1390 sq ft



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.



Ground Floor

First Floor



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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.