

Bourne

ESTATE AGENTS



20 Milford Lodge, Milford, Godalming, Surrey, GU8 5JG

Asking Price £580,000

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Nestled in the heart of Milford, this charming semi-detached home is situated in a pleasant cul de sac, offering the perfect retreat from the hustle and bustle of daily life.

Stepping inside, you're greeted by a sense of space and light, with two excellent reception rooms providing comfortable areas for relaxation and entertainment. French doors in the rear reception room open onto the west-facing rear garden, seamlessly blending indoor and outdoor living spaces and creating an inviting environment for al fresco dining or entertaining.

The heart of the home is the very large kitchen/breakfast room, equipped with several integrated appliances and offering ample space for culinary endeavors or casual family meals. Whether you're hosting a gathering or enjoying a quiet morning coffee, this well-appointed kitchen is sure to inspire.

The ground floor also offers a second bathroom fitted with a shower, sink & W/C, which is located off a utility space at the rear of the kitchen, providing an additional point of access to the garden.

Upstairs, the property offers three bedrooms, with the main bedroom featuring a paneled stud wall that hides a large storage space/wardrobe behind it. Additionally, there are two further bedrooms on this floor and a family bathroom fitted with a three-piece suite comprised of a bath with overhead shower, sink & W/C.

A striking feature of this residence is its superb two-storey annex, which serves as a versatile space ideally used as a home working space, gym, workshop, hobby space, or for a multitude of other uses, catering to a variety of lifestyle needs.

Externally, this property offers a generous west-facing garden with both decked, lawned, and gravel spaces, as well as a large driveway to both the front and side of the home.

In summary, this is a truly fantastic semi-detached home that offers a generous amount of living space both within the main home and, unusually, with a two-storey external annex. This property must be viewed in person to truly appreciate all it has to offer and the abundance of living space.

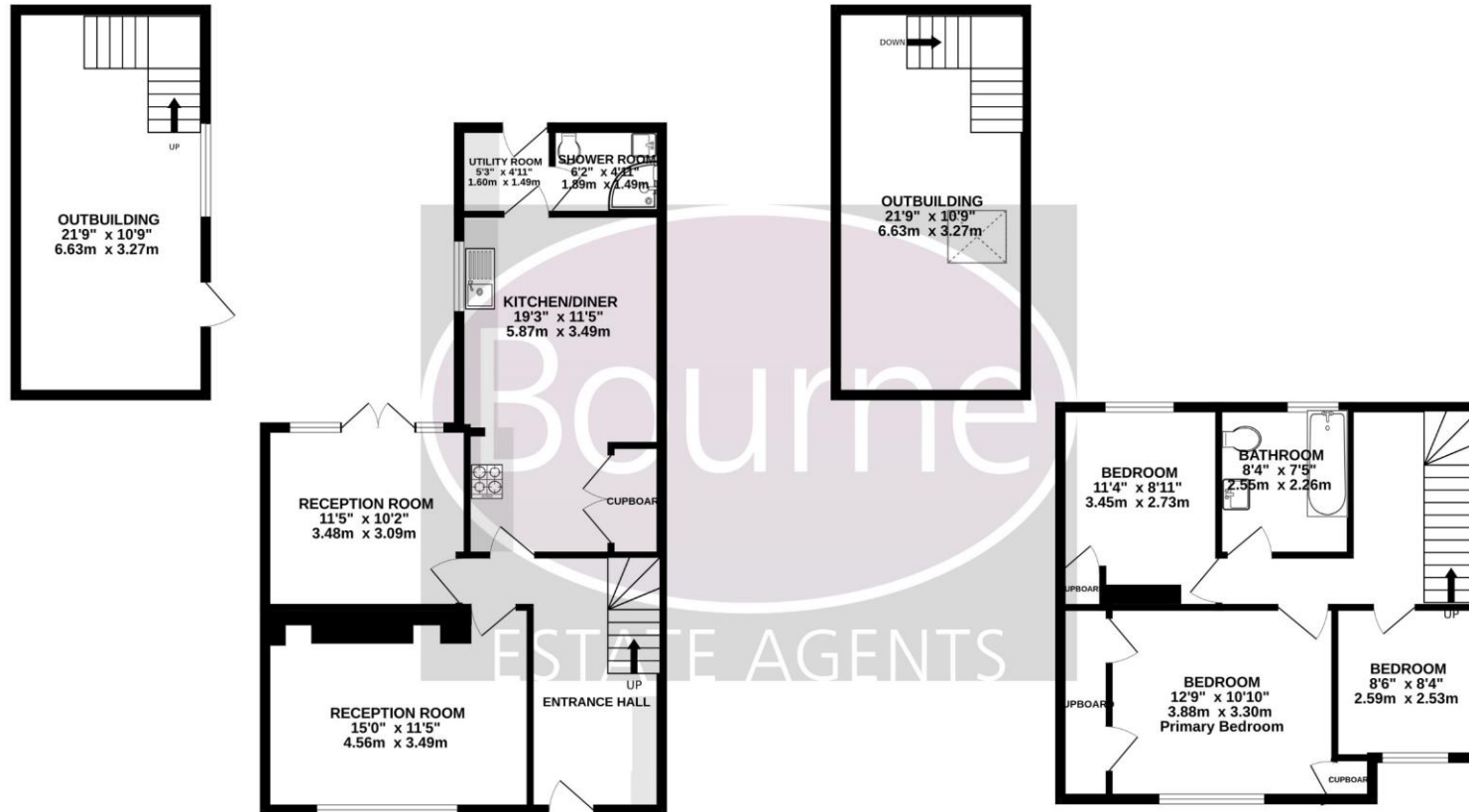
- Three Bedrooms
- Semi Detached
- Two Bathrooms
- Two Reception Rooms
- Two Storey Annexe
- New Boiler installed in August 2023
with 10 year gurantee
- Off Street Parking for Several
Vehicles
- Large West Facing Garden
- Chain Free Sale
- Council Tax Band D



Floorplan

GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.

1ST FLOOR
741 sq.ft. (68.8 sq.m.) approx.



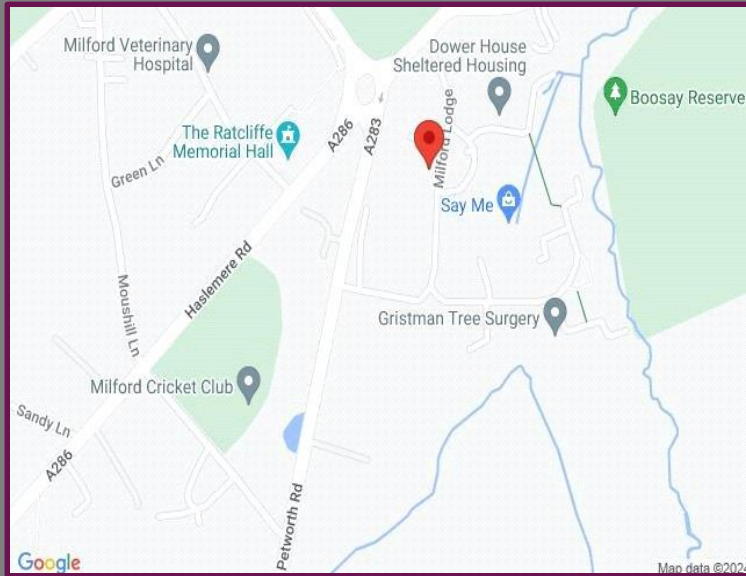
TOTAL FLOOR AREA : 1632 sq.ft. (151.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Location

Milford, the charming village in which the property is located, retains a strong village atmosphere and is famous for being home to the historic Secretts Farm Shop, as well as its award-winning farmers' market. The village benefits from excellent transport links, with Milford railway station providing direct access to London Waterloo and Portsmouth via the Portsmouth Direct Line.

Nearby Godalming is just an 8-minute drive away, and Guildford can be reached in just 15 minutes via the A3, making this bungalow the perfect retreat for those looking for a peaceful and connected village lifestyle.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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