



Milford Road, Elstead, Godalming, GU8

Approximate Area = 844 sq ft / 78.3 sq m

For identification only - Not to scale



MILFORD ROAD, ELSTEAD, GODALMING, SURREY, GU8

Guide Price £480,000

A charming and beautifully presented home located in the heart of a sought-after Surrey village.

Tel 01252 733042

Email Farnham@winkworth.co.uk

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ACCOMMODATION

Attractive semi-detached house with timeless brick façade
 Three well-proportioned bedrooms
 Spacious sitting/dining room with French doors to the garden
 Modern fitted kitchen
 Private, low-maintenance courtyard garden
 Off-street parking for two vehicles
 Excellent village location close to shops, schools, and countryside walks
 No onward chain

DESCRIPTION

Step through the pretty front door into a welcoming hallway that leads to a stylish, well-equipped kitchen featuring modern cabinetry and integrated appliances. The generous sitting/dining room spans the rear of the property, creating a bright and versatile space for relaxing or entertaining. French doors open onto the courtyard garden, seamlessly blending indoor and outdoor living.

Upstairs, the property offers three bedrooms, including a spacious principal bedroom and two additional rooms ideal for family, guests, or a home office. A contemporary family bathroom completes the accommodation.

Outside

The rear garden is a private, paved courtyard framed by attractive brick walls and mature climbing plants, providing a tranquil setting for outdoor dining or simply enjoying the fresh air. To the front, there is a neat gravelled area and gated access, whilst the driveway and parking are to the rear of the property.



LOCATION

Mulberry Cottage is ideally situated in the picturesque village of Elstead, one of Surrey's most desirable locations. The village is renowned for its quintessential English charm, with a historic green, traditional pubs, and a strong sense of community. Everyday essentials are close at hand, including a village shop, post office, and local cafés.

For commuters, Milford Station is just a short drive away, offering regular services to London Waterloo in under an hour. The A3 is easily accessible, providing fast road links to Guildford, London, and the south coast. Farnham and Godalming are nearby for a wider range of shopping, dining, and leisure facilities.

Nature lovers will appreciate the abundance of countryside walks and bridleways on the doorstep, including scenic routes through the Surrey Hills Area of Outstanding Natural Beauty. Excellent schools, both state and independent, are within easy reach, making this an ideal location for families.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band D

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances, curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		