



25 Meadow Close, Milford - GU8 5HN

Guide Price £599,995 - Freehold

 **Henry Adams**
estate agents

Key Features

- Three bedroom Semi-Detached Home
- Sitting Room With Fireplace
- Snug/Home Office/Occasional Bedroom Four
- Fabulous 22ft Kitchen/Dining Room
- Bi-Fold Doors onto 30ft by 18ft Courtyard Garden
- Study
- Upstairs Bathroom & Downstairs Shower Room
- Driveway With Parking For Two / Three Cars
- Kitchen Island With Corian Worktop & Sink
- Gas Central Heating With Recently Fitted Combi Boiler

This superb three-bedroom semi-detached home offers beautifully presented and versatile accommodation, ideally situated within walking distance of local shops, schools, and amenities. At the front, a wide cobbled driveway provides off-street parking for two to three vehicles. A pathway runs along the side of the property to the front door, while a gate gives access to the courtyard garden.

Inside, the entrance hall features a tiled floor with electric underfloor heating, space for coats and stairs rising to the first floor. To the front of the house are two charming reception rooms—originally one larger space—currently arranged as a sitting room with a double-glazed bay window (fitted blinds) and feature fireplace, and a double-aspect snug, currently used as a sewing room, also with double-glazed windows and fitted blinds.

To the rear, the hallway opens into a stunning 22ft kitchen/breakfast room, illuminated by a large skylight and connected to the courtyard garden through bi-fold doors. The kitchen provides extensive worktop space and storage with a generous range of base and wall units, complemented by built-in appliances including an electric double oven and induction hob, there is also space for a fridge/freezer and plumbing for a washing machine. A central island with Corian sink, worktop, and seating for three completes the space, which also benefits from underfloor heating (which is a wet system to the extended part of the house).

From the kitchen, a door leads to a useful study, with an adjoining cloakroom and shower room. Upstairs, there are three bedrooms and a family bathroom.

The courtyard garden (approximately 30ft by 18ft) is a particular highlight—mainly paved for easy maintenance, with flower borders and climbing plants adding softness and privacy, whilst a 12ft by 6ft timber garden shed with power and light, provides useful storage.

Location:

Occupying a convenient village location, within easy walking distance of the centre of Milford, which is a popular village, owing to its unrivalled amenities, including Secrett's Farm shop & Squires Garden centre, Tesco & local corner stores, chemist, post office, together with doctors & dental surgeries, as well as Milford School and Rodborough Technology College. Regular bus services are also available from the main road, with Milford also providing access onto the A3 London/Portsmouth Road, with the village station serving Waterloo in under the hour. Godalming is within 1.5 miles, with its wide choice of specialised shops, restaurants, & cafes, together with Waitrose & Sainsbury's supermarkets. Milford has a choice of golf courses, including The West Surrey at Enton & Milford Golf Club.

Services:

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, Electric, water, and drainage as advised by our vendor.

Waverley Borough Council Tax Band: D (£2477.87)

EPC Rating: C

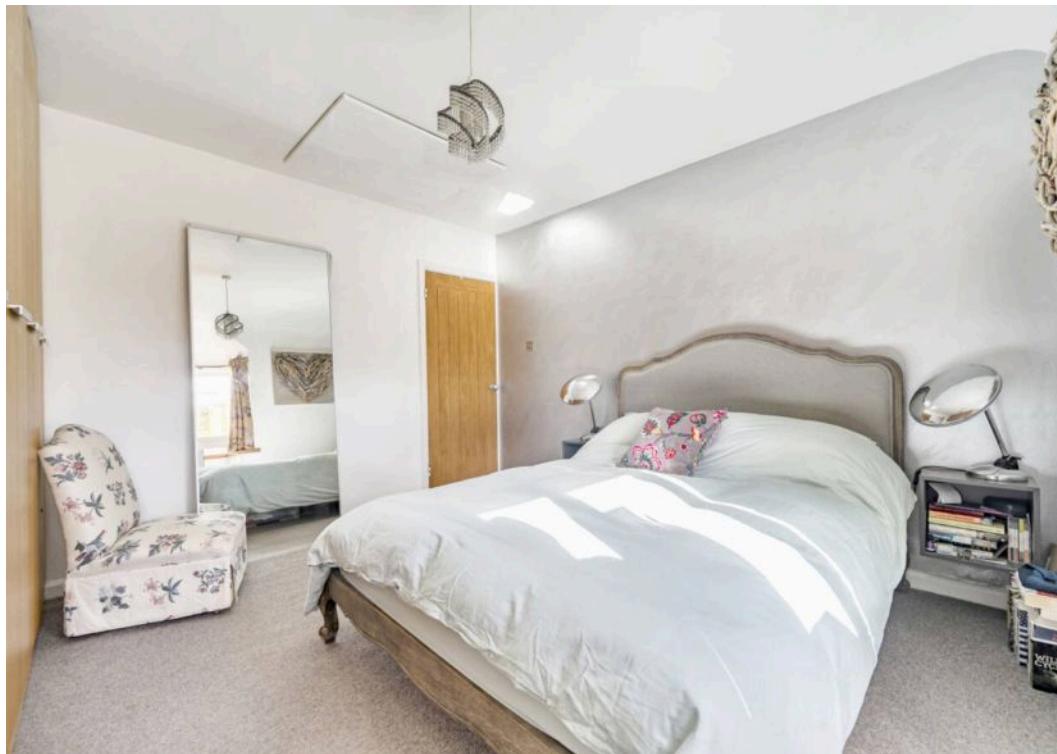
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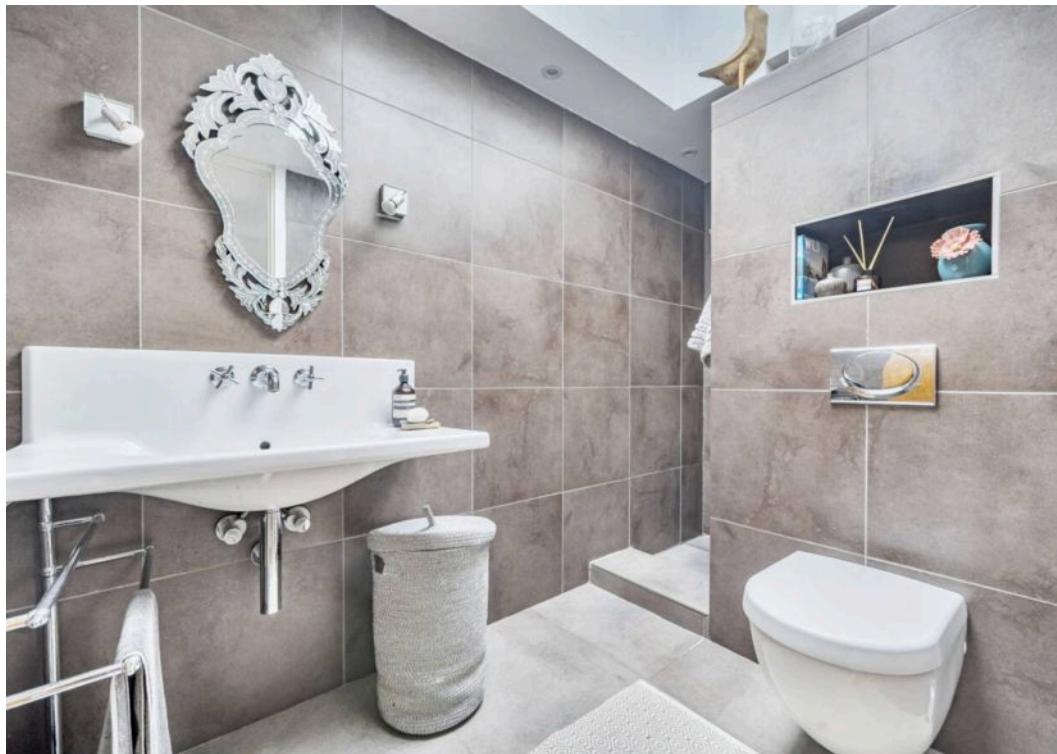
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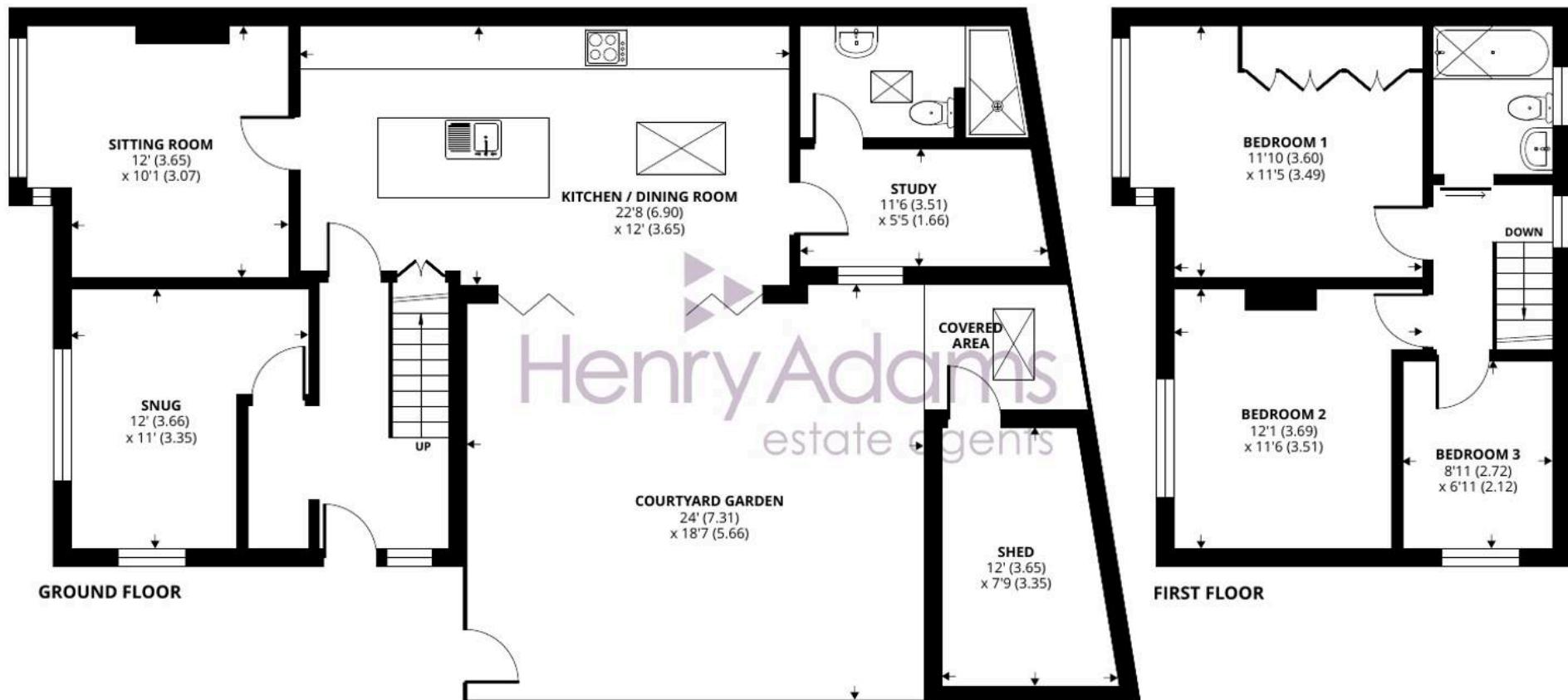
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Meadow Close, Milford, Godalming, GU8

Approximate Area = 1187 sq ft / 110.2 sq m (exclude courtyard garden & covered area)

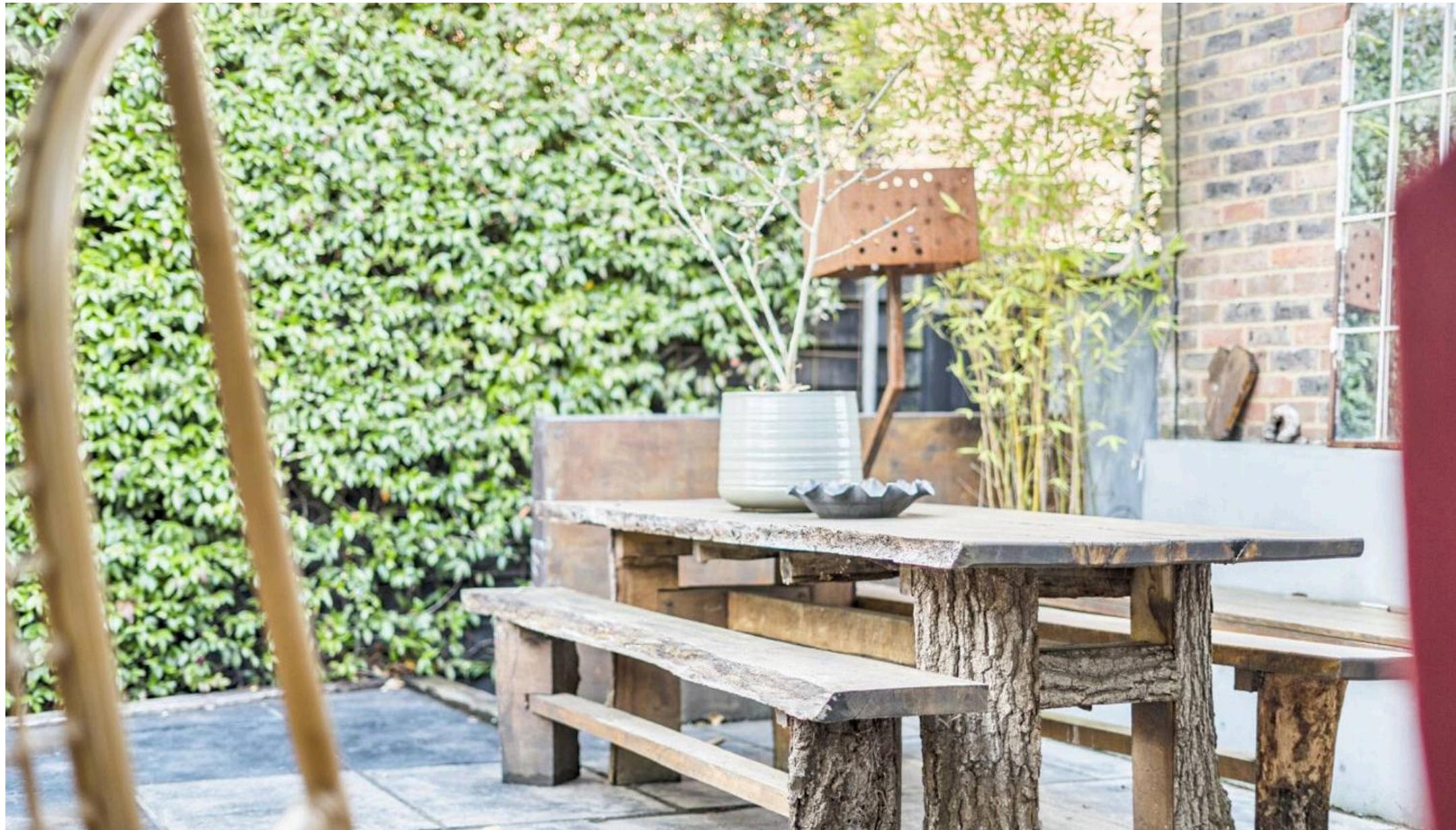
Shed = 86 sq ft / 7.9 sq m

Total = 1273 sq ft / 118.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any