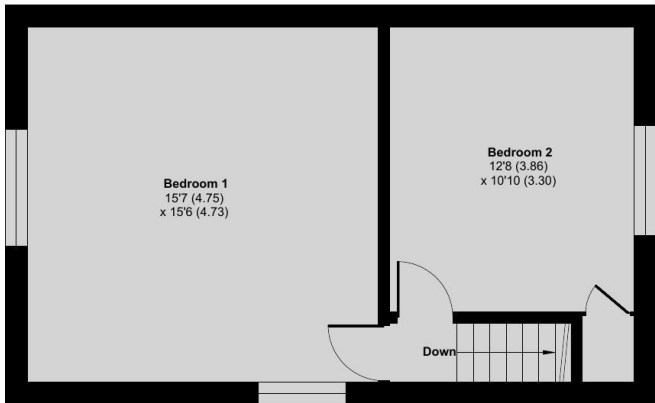


Oxted Green, Milford, Godalming, GU8



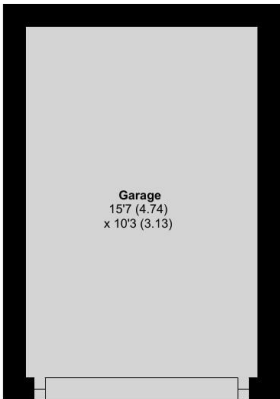
Approximate Area = 755 sq ft / 70.1 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 915 sq ft / 84.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1515287



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	E	755	0.8 miles	Band E	NA	NA

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.
Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



14 Oxted Green, Milford, GU8 5DA

£375,000 Freehold

An exciting renovation opportunity in the heart of Milford, this charming two-bedroom period cottage is in need of total refurbishment and offers considerable scope to create a beautiful home tailored entirely to a new owner's requirements. A popular Surrey village, Milford is close to the charming town of Godalming offering a good range of everyday amenities. The village is surrounded by attractive countryside and also benefits from its own railway station just 0.8 miles away, providing services to Godalming, Guildford and London Waterloo.



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Please note that the sale of this property is subject to probate.

Offering approximately 755 sq ft of accommodation, together with a 160 sq ft garage, the property provides an overall total of approximately 915 sq ft and represents an exciting opportunity for buyers looking to undertake a comprehensive renovation project. Arranged over two floors, the ground floor comprises a sitting room, kitchen and cloakroom, while upstairs there are two generously proportioned bedrooms.

The sitting room is a particularly characterful space, centred around a fireplace and offering an excellent starting point from which to create a warm and inviting reception room. While the property requires extensive updating throughout, its existing proportions and period character provide considerable scope for transformation.

The kitchen also requires complete modernisation and benefits from direct access to the garden. There is excellent potential to rethink the space and create a contemporary kitchen/dining room better suited to modern-day living.

Upstairs, the generous proportions continue with an impressive principal bedroom measuring approximately 15'7 x 15'6, complemented by a well-sized second bedroom measuring approximately 12'8 x 10'10.

Requiring comprehensive renovation, the property offers a rare opportunity for a purchaser to completely transform the accommodation, enhance the layout and finishes, and create a characterful home tailored to their own requirements. There is also excellent potential to extend, as the neighbouring property has done, subject to the usual planning consents and permissions.

With its period character, generous bedrooms, substantial garage, garden and significant scope for improvement, this is a particularly exciting proposition for those seeking a property with genuine potential to create something special.

The sale is subject to probate and prospective purchasers should therefore take this into consideration when discussing anticipated timescales for the transaction.



Outside, the property benefits from a good-sized west-facing rear garden with established greenery, an outbuilding and shed providing valuable additional storage. There is plenty of scope for further landscaping to create an attractive outdoor space, while the 15'7 x 10'3 garage offers further useful storage and potential.

Milford is a popular Surrey village close to Godalming, surrounded by attractive countryside and offering a good range of everyday amenities. The village also benefits from its own railway station just 0.8 miles away, providing services towards Godalming, Guildford and London Waterloo. Families are well served by a selection of local schools, with Milford Infants and Junior Schools close by, while a number of well-regarded primary and secondary schools can also be found in the nearby Godalming area.

The surrounding area is particularly attractive for those who enjoy walking and outdoor pursuits, with access to the Surrey Hills National Landscape and nearby commons.

