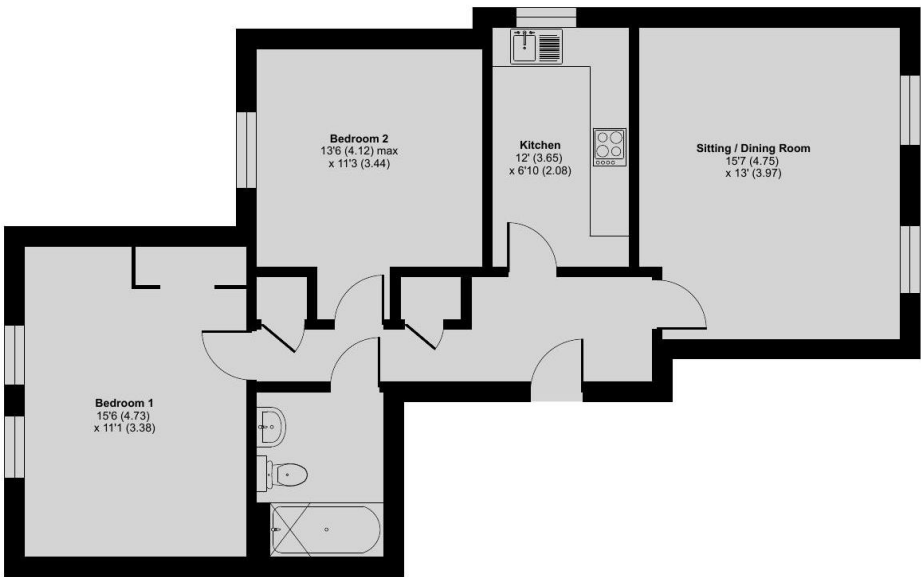


Reris Grange Close, Milford, Godalming, GU8

Approximate Area = 765 sq ft / 71 sq m
For identification only - Not to scale



GROUND FLOOR



16 Reris Grange Close, Milford, GU8 5FD

£280,000 Leasehold

A well-proportioned two double bedroom ground-floor apartment, offering approximately 765 sq.ft of accommodation in a convenient Milford setting. Highlights include a generous sitting/dining room, separate fitted kitchen, contemporary bathroom, in built storage and two allocated parking spaces. The property also enjoys access to a particularly attractive communal garden with mature trees and established planting, while Milford station provides direct services to London Waterloo.

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: 1499630



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	765	1.2 miles	Band D	Advised £2,370 PA	Advised None

Lease Length – Advised 105 years and 7 months remaining. (Published September 2026).

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1500 PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



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The apartment is approached via the communal entrance, with the front door opening into a central hallway that provides a practical sense of separation between the living and sleeping accommodation. Neutral carpeting extends through the hallway and into the principal rooms, while a number of useful built-in cupboards provide valuable storage.

Positioned to one end of the apartment, the sitting/dining room is a versatile space with ample room for both a substantial sofa arrangement and dining table. Dual windows draw in plenty of natural light, while the deep blue feature wall creates an attractive focal point. Simple contemporary pendant lighting complements the clean, modern feel and the proportions make this a room equally suited to relaxing, entertaining and family life.

Alongside is the separate kitchen, fitted with a good range of wood-effect Shaker-style cabinetry complemented by dark worktops and tiled splashbacks. There is an integrated oven with gas hob and stainless steel extractor above, together with space for a washing machine and fridge/freezer. Dark tiled flooring provides a practical finish, while a window above the sink brings in natural light and gives the room a pleasant outlook.

The inner hallway leads through to two particularly generous double bedrooms. The principal bedroom is an excellent size, comfortably accommodating a large bed and additional freestanding furniture, with a dark feature wall adding a contemporary contrast. The second bedroom is similarly well proportioned and offers considerable flexibility, whether used as a further double bedroom, children's room, guest room or combined bedroom and home-working space.

Serving both bedrooms is a smart modern bathroom, finished with stone-effect wall and floor tiling. A white suite includes a bath with rainfall-style shower above and glazed screen, WC and contemporary vanity unit, while recessed lighting and subtle low-level illumination add a polished finishing touch.



Outside, the apartment benefits from two allocated parking spaces, a particularly useful feature for a two-bedroom home. Residents also have access to a sizeable communal garden. Mature trees form an impressive leafy canopy, complemented by established hedging, shrubs and surrounding greenery, creating an appealing outdoor space with a wonderfully natural character.

Reis Grange Close is well placed for enjoying village life in Milford and the surrounding countryside. Milford offers a range of everyday amenities, while nearby Godalming provides a broader selection of independent shops, cafés, restaurants and leisure facilities. The area is also well positioned for access to the A3 and the many countryside walks and open spaces for which this part of Surrey is renowned. For commuters, Milford railway station provides direct services to London Waterloo, as well as convenient connections towards Godalming and Guildford.

