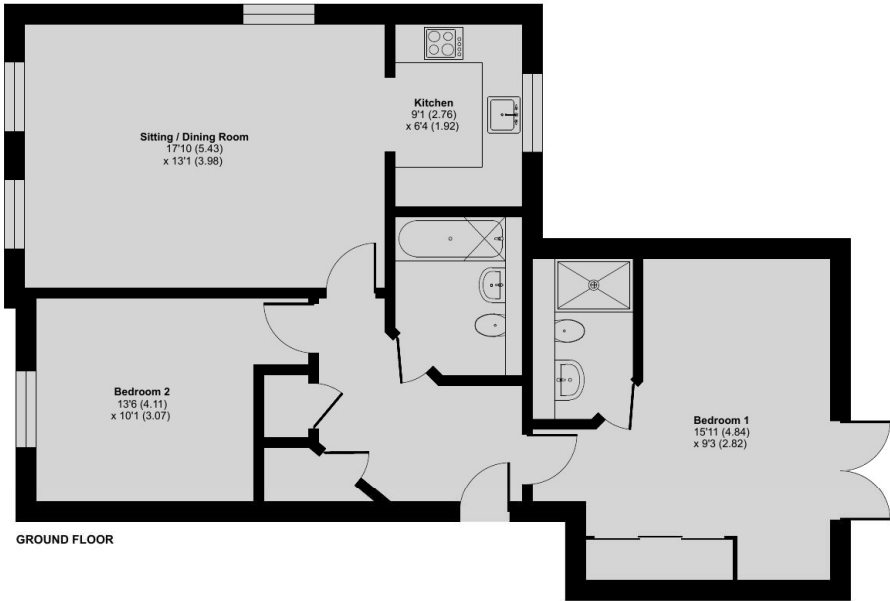


Reris Grange Close, Milford, Godalming, GU8

Approximate Area = 804 sq ft / 74.6 sq m
For identification only - Not to scale



1 Reris Grange Close, Milford, GU8 5FD

£295,000 Leasehold

A well-presented two-bedroom ground floor apartment set within a smart and well-established residential close, offering bright and well-proportioned accommodation with private patio and garden. The property features a generous sitting/dining room, a fitted kitchen, two comfortable bedrooms including a principal with en-suite, as well as allocated parking. Ideally positioned close to Milford village amenities, countryside walks, Milford mainline station and the A3, this is an appealing home suited to downsizers, first-time buyers or those seeking convenient single-level living.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026
Produced for Seymours Estate Agents. REF: 1400237



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	804	1.2 miles	Band D	£825pa	£250pa

Lease Length – 114 years (January 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.



Seymours

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Set within a well-established residential close, this well-proportioned two-bedroom ground floor apartment provides bright, comfortable accommodation with private garden and patio, conveniently located for Milford village amenities and the surrounding countryside.

The apartment is arranged around a generous sitting/dining room which provides an excellent everyday living space, comfortably accommodating both seating and dining areas. Large windows bring in plenty of natural light, while the layout lends itself well to both relaxing and entertaining. The adjoining kitchen is neatly fitted with a range of units, integrated appliances and good worktop space, offering a practical and functional environment for day-to-day use.

There are two well-sized bedrooms, both enjoying a pleasant outlook and flexibility for use as a main bedroom, guest room or home office. The principal bedroom benefits from its own en-suite shower room, while the second bedroom is served by a separate family bathroom fitted with a modern white suite.

A real highlight of the apartment is the direct access onto a private patio and its own private garden, ideal for everyday outdoor enjoyment.



Further benefits include allocated parking, well-maintained communal areas and a peaceful setting within a popular village location. Milford offers a range of local shops, cafés and everyday amenities, with excellent access to open countryside, woodland walks and transport links including Milford mainline station and the A3 for Guildford, Godalming and London.

This is a well-proportioned and comfortable home, ideally suited to downsizers, first-time buyers or those seeking practical single-level living in a convenient yet tucked-away position.

