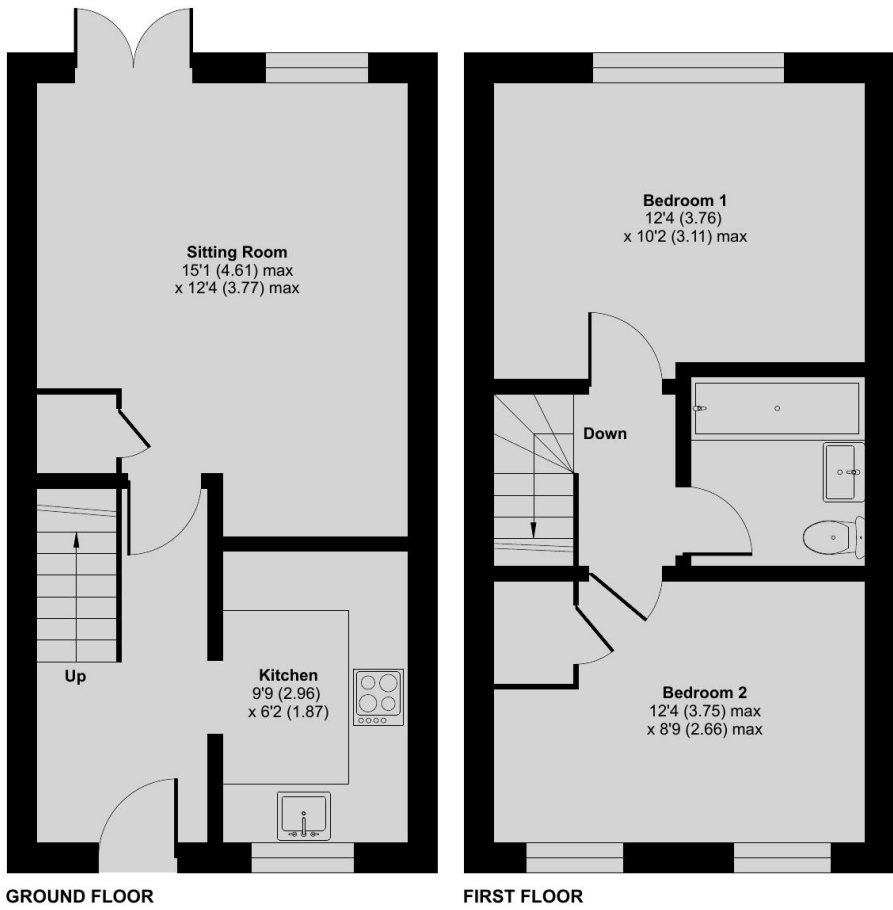


Woodpeckers, Milford, Godalming, GU8

Approximate Area = 626 sq ft / 58.1 sq m
For identification only - Not to scale



10 Woodpeckers, Milford, GU8 5DL

£367,500 Freehold

Stylish and move-in ready two-bedroom home with a contemporary fitted kitchen, spacious living and dining room, landscaped rear garden, private parking and an excellent Milford location moments from village amenities and mainline rail links 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: 1459746



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	D	626	0.96 miles	Band C	N/A	N/A

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 £1750 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

Your property partner for life



Tucked away within the popular Woodpeckers development in Milford, this beautifully maintained two-bedroom home offers a superb blend of modern styling, practical living space and a convenient location ideal for first-time buyers, young families and downsizers alike.

Hardstanding driveway to the front provides off-road parking for two vehicles, while the attractive frontage creates an inviting first impression.

Stepping inside, a bright entrance hall provides access to the main accommodation and staircase to the first floor. To the front of the property sits a sleek contemporary kitchen, thoughtfully designed with a range of high-gloss grey cabinetry complemented by striking purple metro-tiled splashbacks. A four-burner gas hob with extractor hood sits centrally within the design, while ample worktop space and room for freestanding appliances ensure the kitchen is both stylish and practical.

To the rear, the spacious sitting and dining room forms the heart of the home. Filled with natural light, this welcoming space features attractive wood-effect flooring and offers clearly defined areas for both relaxing and entertaining. French doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces during the warmer months. An understairs storage cupboard provides valuable additional storage.

The first floor accommodates two well-proportioned bedrooms together with a beautifully appointed family bathroom. The bathroom has been stylishly updated with contemporary marble-effect tiling, a modern vanity unit, sleek black fittings and a shower-over-bath arrangement.

The principal bedroom enjoys a peaceful rear aspect overlooking greenery and is presented in calming tones, enhanced by a striking teal feature wall and soft light grey carpeting that creates a restful atmosphere.

Bedroom two is currently arranged as a nursery and features attractive wall panelling, a pair of front-facing windows that allow excellent natural light and useful built-in storage, making it equally suitable as a child's bedroom, guest room or home office.



Outside, the rear garden has been thoughtfully arranged. A full-width decked terrace immediately adjoins the property, creating an ideal space for outdoor dining, entertaining or simply relaxing. Beyond, a lawned garden is bordered by established planting, with a pathway leading to the rear gate which provides useful external access. There is also space for a garden shed, adding further practicality.

Location: Woodpeckers enjoys a highly convenient position within the sought-after village of Milford. The village offers a range of everyday amenities including local shops, a pharmacy and good access to highly regarded schools. Milford mainline station is within easy reach and provides direct rail services to London Waterloo, making it particularly attractive for commuters. Godalming town centre is just a short drive away, offering a wider selection of shops, restaurants and leisure facilities, while the surrounding Surrey Hills countryside provides countless opportunities for walking, cycling and outdoor pursuits.



