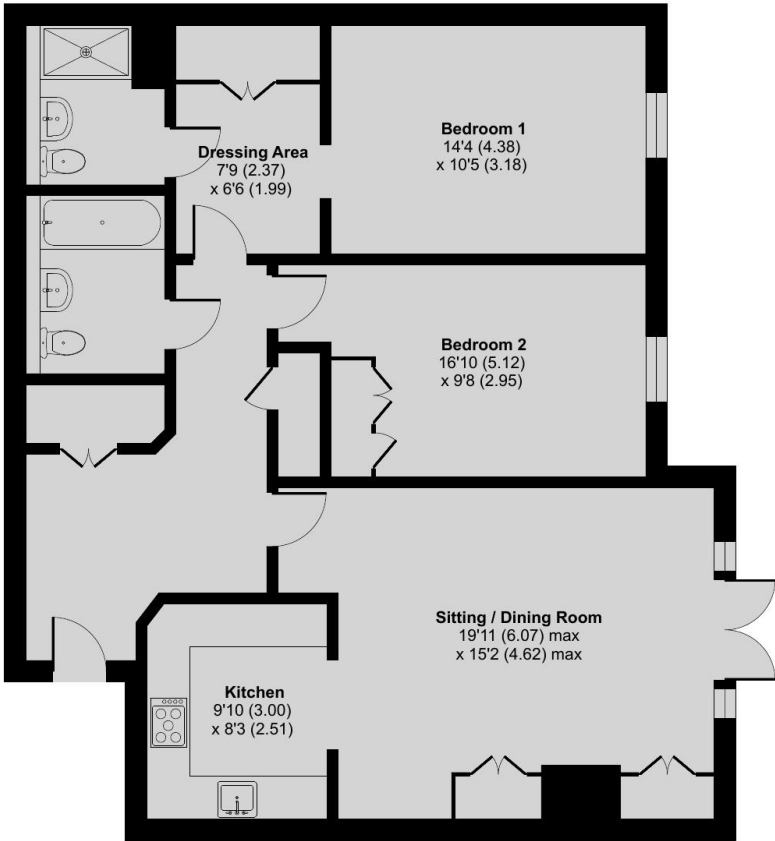


Portsmouth Road, Milford, Godalming, GU8

Approximate Area = 1033 sq ft / 95.9 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1415101



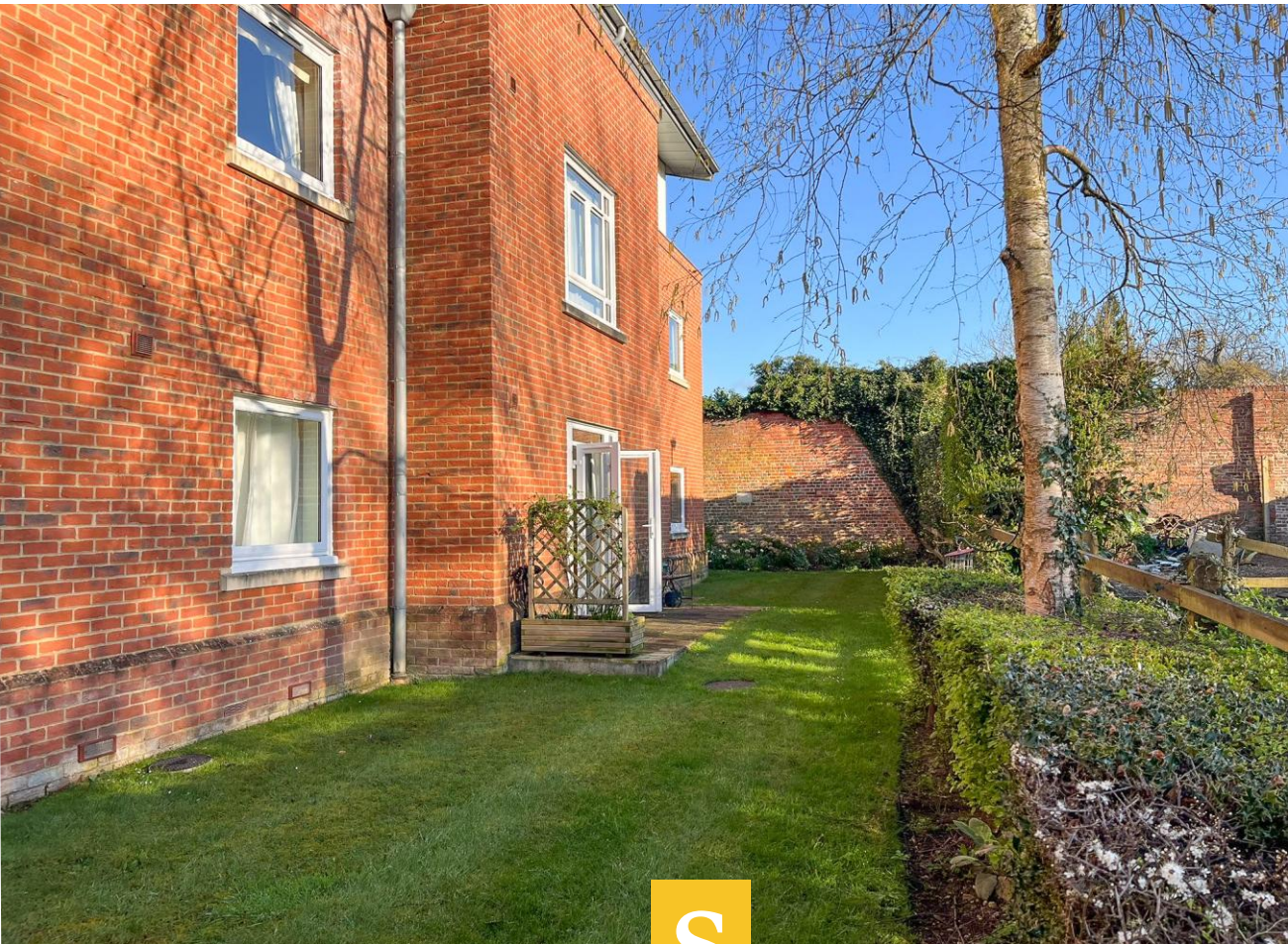
Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	2	D	1033	0.8 miles	Band D	2024-2025 £4359.21 Paid **	£389 pa

Lease Length – 102 years remaining (2026)

Services - The property has mains water, electricity and mains drainage.

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.



Flat 3 Butlers Place, Portsmouth Road, Milford, GU8 5EX

£425,000 Leasehold

CENTRAL MILFORD - SUPERB GROUND FLOOR RETIREMENT APARTMENT WITH PRIVATE OUTSIDE SPACE AND VIEWS. Chain free and set within this luxury gated development exclusively for the over 55's, an early viewing is genuinely recommended to avoid disappointment. Approx. 1033 sq.ft, key features include two double bedrooms, two bathrooms, 19ft x 15ft sitting/dining room and parking provision. Communal facilities include visitor's suite for guests, welcoming entrance lounge, wider gardens and balcony in addition to Careline alarm system.



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Set well back from the road and just a short stroll from Milford village shops and amenities, Butlers Place instantly offers a feeling of exclusivity. As a small development, it sits in an excellent setting with communal gardens backing directly onto the trees and greenery of neighbouring fields. Residents of its 20 luxury homes benefit from attractive communal features detailed above, as well as a brilliantly broad balcony with lovely vistas of the landscape’s statuesque trees. Residents also benefit from residents parking and a lift to all floors.

This spacious and thoughtfully arranged ground floor apartment (c.1033 sq.ft) offers excellent proportions, abundant natural light and a particularly appealing outlook. The property combines comfort, practicality and a calm residential setting, making it an ideal purchase for those seeking generous accommodation without compromise.

The reception space forms a standout feature of the apartment The sitting/dining room is impressively sized at 19ft x 15ft, providing superb flexibility for both everyday living and entertaining. Large glazed doors draw in natural light and create a pleasant and immediate connection to the outside, enhancing the overall sense of space. Its private outside terrace is a genuinely rare find and opportunity.

The layout easily accommodates distinct seating and dining areas while retaining a relaxed and inviting atmosphere.

The kitchen is neatly fitted with a comprehensive range of units and work surfaces, offering excellent storage and functionality. Its design ensures a practical working environment while remaining visually in keeping with the rest of the apartment.

Both bedrooms are generous doubles, a rarity for many apartments. The principal bedroom benefits from a dedicated dressing area with fitted storage and the added advantage of an en-suite, creating a comfortable and well-organised retreat. Bedroom two is equally well-proportioned and adaptable, ideal for guests or family members. The bathroom is well appointed and presented in a clean, modern style, providing both comfort and practicality.



Externally, the development is attractively landscaped and carefully maintained, with allocated parking and a welcoming communal entrance lounge.

Overall, this is a rarely available apartment distinguished by its room sizes, practical layout and appealing position within a popular Milford setting.

** First Port Management (the management company looking after Butlers Place) have advised the Leaseholders that the projected service charge for 2025–26 is £7,139, which includes a contribution of approximately £3,700 per apartment towards fire safety upgrades, digitalising the emergency monitoring/call system, and improving communal door features. For the record, the 2024–25 service charge paid was £4359.21 and in 2023-24 was £3,521.90.

