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21 Ladycross, Milford, GU8 5DQ

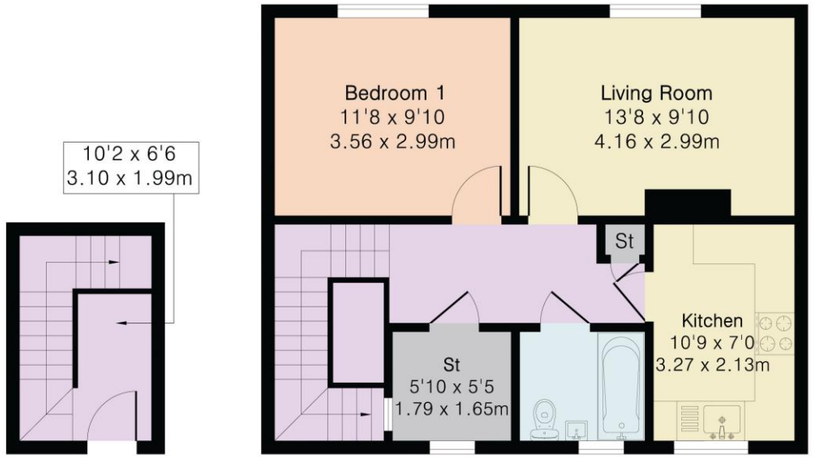
£225,000 Leasehold

A well-presented and stylishly updated one-bedroom first-floor maisonette with a private ground-floor entrance. Highlights include a generous sitting room, contemporary Shaker-style kitchen, spacious double bedroom, modern bathroom and useful additional storage room. With attractive wood-effect flooring throughout much of the accommodation, the property enjoys a convenient position in the popular village of Milford, close to local amenities, the mainline station and beautiful Surrey Hills countryside.





Approximate Gross Internal Area 606 sq ft - 56 sq m
Ground Floor Area 66 sq ft – 6 sq m
First Floor Area 540 sq ft – 50 sq m



Ground Floor First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	606	1.06 miles	Band B	Advised £85pa	Advised £10pa

Lease Length – 108 years remaining (Published November 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 £1200 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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Well presented throughout, this attractive one-bedroom first-floor maisonette offers a wonderful combination of stylish contemporary interiors and well-proportioned accommodation. The property features a modern kitchen and bathroom, attractive laminate and practical vinyl flooring, together with a fresh decorative scheme. Ideally suited to first-time buyers, downsizers or investors, it enjoys a convenient position within the popular village of Milford, approximately 1 mile from Milford mainline station providing direct services to London Waterloo.

The property enjoys its own private entrance, with durable vinyl flooring to the ground-floor entrance hall and a carpeted staircase leading to the first-floor landing, from which the accommodation flows naturally. Attractive grey-toned wood-effect laminate flooring extends throughout the hallway and principal living spaces, creating a stylish and cohesive finish.

The sitting room is a bright and welcoming reception space, where a broad window allows plenty of natural light to fill the room. Contemporary laminate flooring and crisp white décor create an inviting setting for both relaxing and entertaining, with ample space for comfortable seating and additional furnishings.

Adjoining the sitting room is a stylish contemporary kitchen, beautifully appointed with grey Shaker-style cabinetry, contrasting black worktops, white tiled splashbacks and sleek black handles. Appliances include an electric oven, ceramic hob and contemporary extractor hood, whilst a stainless steel sink sits beneath the window. Distinctive dark marble-effect vinyl flooring provides an attractive yet practical finish, particularly suited to everyday use.

The spacious double bedroom enjoys a pleasant outlook over established greenery. Soft grey décor and coordinating wood-effect laminate flooring create a restful atmosphere, with ample space for wardrobes and additional furniture.

Completing the accommodation is a stylish modern bathroom featuring a panelled bath with glazed shower screen, wall-mounted vanity unit and WC. Crisp white tiling, contrasting grey décor and contemporary fittings create an attractive finish, complemented by practical moisture-resistant vinyl flooring, whilst a frosted window provides natural light.





A particularly useful addition is the separate storage room, featuring durable vinyl flooring, together with a further cupboard off the landing, providing valuable storage space.

Outside, the property forms part of an established residential development, with its private entrance approached via a paved pathway and steps, bordered by mature shrubs and planting.

Ladycross enjoys a convenient position within the popular village of Milford, which offers a good selection of local shops, cafés, traditional public houses and everyday amenities. Milford mainline station, approximately one mile away, provides regular services towards London Waterloo, whilst the nearby historic market town of Godalming offers a wider choice of independent shops, restaurants, supermarkets and leisure facilities. The beautiful Surrey Hills countryside is also close at hand, with wonderful opportunities for walking, cycling and enjoying the outdoors.







