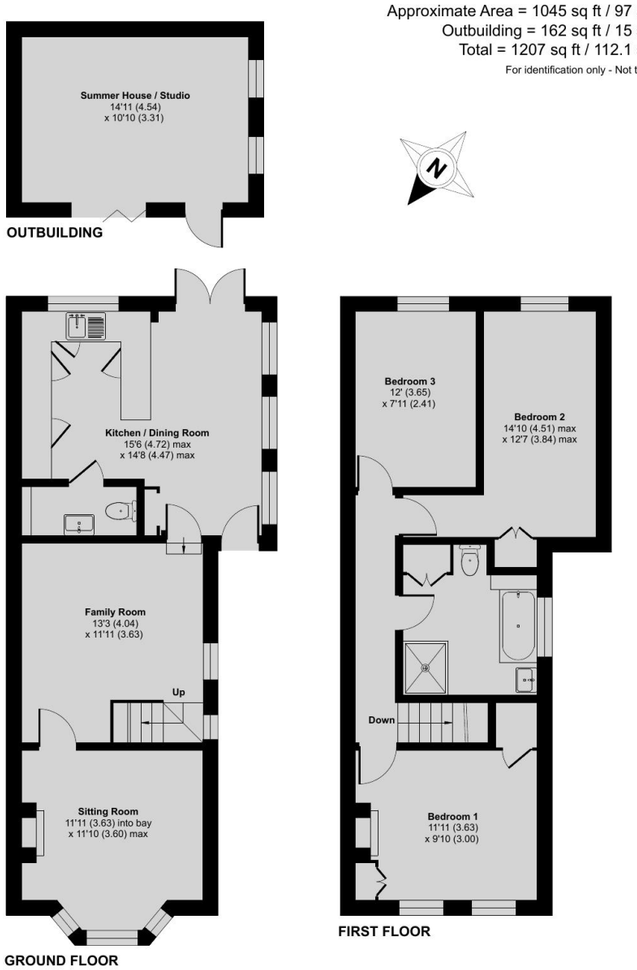
Seymours

Upper Manor Road, Milford, Godalming, GU8

Approximate Area = 1045 sq ft / 97 sq m
Outbuilding = 162 sq ft / 15 sq m
Total = 1207 sq ft / 112.1 sq m
For identification only - Not to scale



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: 1473346

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	C	1207	1.03 miles	Band D	NA	NA

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 £1900 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.

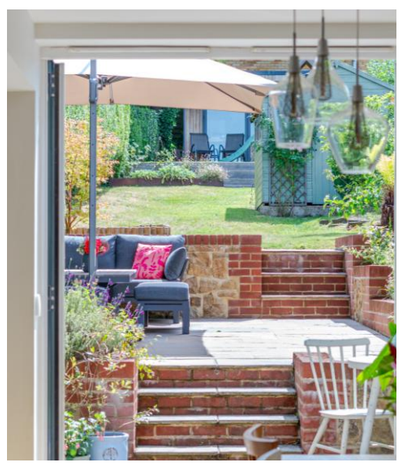


25 Upper Manor Road, Milford, GU8 5JW

£625,000 Freehold

Beautifully extended semi-detached home in the heart of Milford village, offering approximately 1,207 sq ft including a detached garden studio. Stunning kitchen/dining room with French doors opening onto landscaped gardens, alongside a bay-fronted sitting room with wood-burning stove. Three well-proportioned bedrooms are complemented by a contemporary family bathroom. Further benefits include driveway parking, a versatile studio/home office and excellent access to Milford station, local amenities and the Surrey Hills.





Seymours

Your property partner for life

Occupying a convenient position in the heart of Milford village, this beautifully presented semi-detached home has been thoughtfully extended and enhanced to create a superb family home, perfectly suited to modern living. Combining character features with contemporary finishes, the property offers approximately 1,207 sq ft of versatile accommodation, including an impressive detached garden studio ideal for home working, hobbies or additional reception space.

The front door opens into a welcoming entrance hall where attractive wood-effect flooring immediately sets the tone for the stylish interiors found throughout the ground floor. To the front of the house, the sitting room is a warm and inviting retreat, featuring a charming bay window and an exposed brick fireplace fitted with a wood-burning stove, creating an ideal focal point for cosy evenings.

Positioned at the centre of the house, the versatile family room is currently arranged as a music room and study area, providing valuable additional living space that could equally serve as a playroom, snug or home office. From here, the accommodation flows naturally through to the impressive kitchen/dining room extension beyond.

Undoubtedly the heart of the home, the kitchen/dining room has been beautifully designed with an extensive range of contemporary Shaker-style cabinetry complemented by quartz work surfaces and a striking coloured glass splashback. Integrated appliances, generous storage and a central breakfast peninsula provide both practicality and style. The dining area comfortably accommodates a family-sized table, while large French doors open directly onto the terrace, seamlessly connecting the indoor and outdoor spaces for entertaining during the warmer months. A useful cloakroom completes the ground floor accommodation.

The first floor offers three well-proportioned bedrooms, all presented in excellent order. The principal bedroom enjoys twin front-facing windows, whilst the remaining bedrooms overlook the rear garden. Serving the bedrooms is a beautifully appointed family bathroom featuring a freestanding-style bath, separate walk-in shower enclosure, contemporary sanitaryware and attractive wood-effect flooring complemented by soft-toned feature tiling.



Outside, the rear garden has been thoughtfully landscaped to provide a variety of spaces for relaxation and entertaining. Immediately adjoining the house is a generous paved terrace framed by brick and stone retaining walls and colourful planted borders. Steps rise to an area of level lawn, ideal for children to play, whilst mature hedging provides a good degree of privacy. To the front of the property, a block-paved driveway provides off-road parking.

Positioned at the far end of the garden is a substantial detached garden studio, benefiting from air conditioning and large glazed doors that flood the space with natural light. Currently arranged as a home office and additional reception space, it offers excellent flexibility for a variety of uses.

Milford remains one of Surrey's most sought-after villages, offering an excellent range of local amenities including a village store, newsagent, doctor's surgery, highly regarded schools and the popular Secretts Farm Shop. Milford mainline station provides direct services to London Waterloo in approximately 50 minutes, whilst the nearby A3 offers convenient access to London, the South Coast and major airports. The surrounding Surrey Hills Area of Outstanding Natural Beauty provides miles of countryside walks and outdoor pursuits, making this an exceptional setting for family life.









