Seymours

Milford Road, Elstead, Godalming, GU8

Approximate Area = 1044 sq ft / 96.9 sq m (excludes lean to)

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: 1515993

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	1044	3.52 miles	Band D	NA	NA

Services - The property has mains water, electricity, gas fired central heating to radiators 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.



Ceres, Milford Road, Elstead, GU8 6HN

£425,000 Freehold

A spacious three-bedroom semi-detached home offering approximately 1,044 sq ft of accommodation, with an impressive 19ft dining room, separate sitting room, useful enclosed side passage and a particularly generous rear garden. Set in the heart of Elstead, the property offers excellent scope to refresh and update, together with ample driveway parking.





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Offering a particularly good amount of space both inside and out, Ceres is a three-bedroom semi-detached home with approximately 1,044 sq ft of accommodation. The property has clearly been well cared for over the years and now presents an excellent opportunity for a new owner to refresh and update the interiors to their own taste, while benefiting from generous reception space, three bedrooms and a particularly substantial rear garden.

The front door opens into an entrance hall with the staircase rising to the first floor. From here, the accommodation flows naturally into the principal ground-floor rooms.

The dining room is an impressive reception space, measuring approximately 19'3 at its maximum point. A broad window to the front brings plenty of light into the room, while the generous proportions comfortably accommodate a substantial dining table and additional furniture. Glazed double doors open directly into the adjoining sitting room, creating an excellent sense of connection between the two reception spaces.

The sitting room itself measures approximately 14' x 12' and provides a comfortable and inviting space for everyday relaxation. Windows to two elevations bring plenty of light into the room, while a fireplace creates a natural focal point. Its connection with the dining room gives the ground floor a particularly versatile arrangement for both everyday living and entertaining.

The separate kitchen is fitted with an extensive range of wall and base cabinetry, contrasting work surfaces and tiled flooring. A large window above the sink overlooks the rear garden, while the layout provides space for a range of freestanding appliances. Measuring approximately 10'10 x 9'1 at its maximum point, it is a practical space with clear potential for a future owner to update or reconfigure to suit their requirements.

A particularly useful addition is the enclosed side passage running alongside the house. At approximately 20'11 in length, this provides excellent ancillary space, with doors at both the front and rear creating a practical connection between the driveway and garden.



Upstairs, the first-floor landing leads to three bedrooms and the family bathroom. Bedrooms one and two are both generous doubles, measuring approximately 14'7 x 9'9 and 13'8 x 9'3 respectively, while the third bedroom provides a useful single bedroom, nursery or home office. The bathroom is fitted with a panelled bath and wash basin, with a separate WC positioned alongside.

Outside is undoubtedly one of the property's key attractions. To the front, a substantial driveway provides excellent off-street parking for several vehicles, bordered by established hedging and planting. To the rear is a particularly generous garden extending a considerable distance from the house. A paved terrace immediately adjoining the property provides space for outdoor seating, beyond which the garden is predominantly laid to lawn with mature hedging, established trees and planting. A timber garden shed provides useful storage, while the overall size of the plot offers considerable scope for further landscaping.

The property occupies a convenient position in the popular Surrey village of Elstead, surrounded by attractive countryside and well placed for everyday village amenities. Elstead offers local shops and services, schooling and recreational facilities, together with a strong village community. The surrounding countryside provides excellent opportunities for walking and cycling, while nearby Milford and Godalming offer a broader selection of shops, cafés and restaurants, together with mainline railway connections towards Guildford and London.









