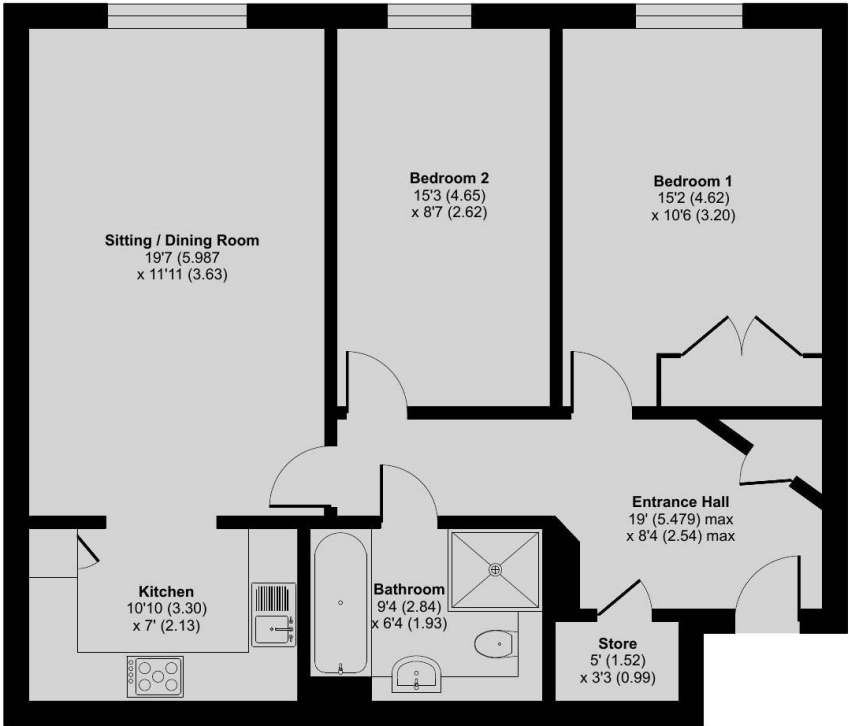


Portsmouth Road, Milford, Godalming, GU8

Approximate Area = 843 sq ft / 78.3 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: 1512867



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	843	0.85 miles	Band D	Advised £7454pa*	Advised £194pa

Lease Length – 101 years remaining (Published September 2026)

Services - The property has mains water, electricity, electric 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.

** The service charge for 2025–26 was £7,139. This includes a one-off contribution towards planned fire safety improvements and replacement of all double-glazed windows and external doors, which was paid as part of the 2025–26 service charge. The planned upgrades to the emergency monitoring/call system, including digitalisation, are expected to be reflected in the 2026–27 service charge; it has been intimated by FirstPort that the Service Charge will return to previous levels of *circa* £3.5k**



Flat 9 Butlers Place, Portsmouth Road, Milford, GU8 5EX

£350,000 Leasehold

A spacious and well-presented two-bedroom first-floor apartment, forming part of the popular gated Butlers Place development exclusively for the over 55s. Offering approximately 843 sq ft of accommodation, the property features an impressive 19'7 sitting/dining room, separate fitted kitchen, two generous bedrooms and a large bathroom, together with attractive communal gardens and residents' parking. Offered to the market with no onward chain.



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Set within the attractive and established surroundings of Butlers Place, this generously proportioned two-bedroom first-floor apartment forms part of a gated development exclusively for the over 55s. Offering approximately 843 sq ft of well-planned accommodation, the property benefits from particularly spacious rooms, allocated parking and attractive communal gardens, and is offered to the market with no onward chain.

The development is approached via electronically operated gates, opening onto the residents' parking area and communal entrance. Inside, a spacious and welcoming reception area provides seating, with both stairs and a lift giving access to the first floor.

Upon entering the apartment, a particularly generous entrance hall immediately gives a sense of the space on offer, extending to approximately 19' at its maximum point. Smart oak-style internal doors feature throughout, while a useful separate store cupboard provides valuable additional storage.

The principal reception room is an impressive 19'7 sitting/dining room, comfortably accommodating distinct sitting and dining areas. A broad window draws in plenty of light and provides a pleasant outlook, while neutral carpeting and décor create a versatile backdrop for a range of furnishings.

Opening directly from the sitting/dining room, the separate kitchen is fitted with an extensive range of light wood-effect Shaker-style cabinetry, incorporating glazed display cupboards and useful open shelving. Contrasting work surfaces are complemented by tiled splashbacks, while appliances include an electric hob with stainless steel extractor above and a double oven. There is also a stainless steel sink and drainer, together with space for further appliances and recessed ceiling lighting.

The two bedrooms are both notably well proportioned. Bedroom one measures approximately 15'2 x 10'6 and benefits from a substantial built-in double wardrobe, while bedroom two measures approximately 15'3 x 8'7, making it an excellent guest bedroom with ample space to alternatively incorporate a study or hobby area if desired.

Serving both bedrooms is a spacious bathroom, thoughtfully fitted with both a panel-enclosed bath and a separate glazed shower enclosure. A wash basin, WC, fitted storage and mirrored cabinet are complemented by a heated towel rail, extensive white tiling and wood-effect flooring.



Outside, residents have the use of attractive communal gardens that provide a particularly appealing backdrop to the development. Predominantly laid to lawn, the grounds are bordered and interspersed with mature trees, established hedging and planted beds, with seating areas providing places to enjoy the surroundings. The gardens adjoin open fields, enhancing the sense of space and creating an attractive semi-rural outlook. Allocated parking for one car is provided within the gated development.

Butlers Place enjoys a convenient position on Portsmouth Road in Milford, within easy reach of the village centre and its excellent range of everyday amenities, including local shops and cafés. Milford mainline station is just under a mile away and provides regular services towards Guildford and London Waterloo, while the nearby A3 offers convenient road connections towards Guildford, London and the south coast. The surrounding area also offers excellent opportunities for walking and recreation, with miles of beautiful Surrey countryside readily accessible.

