Seymours

Milford Road, Elstead, Godalming, GU8

Approximate Area = 854 sq ft / 79.3 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: 1540630

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	854	3.9 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.



Vista, Milford Road, Elstead, GU8 6HD

£450,000 Freehold

An attractive three-bedroom semi-detached home offering approximately 854 sq ft of well-presented accommodation in the popular village of Elstead. Featuring an impressive 22'7" sitting/dining room with feature fireplace and wood-effect flooring, a fitted kitchen, three bedrooms with built-in wardrobes, and a family bathroom. Complemented by established gardens and conveniently positioned for village amenities, local schools and the beautiful surrounding Surrey Hills countryside.





Seymours

Your property partner for life

Occupying a convenient position within the popular Surrey village of Elstead, Vista is an attractive three-bedroom semi-detached home offering approximately 854 sq ft of well-presented accommodation across two floors with double glazing throughout. Combining a particularly generous 22'7" sitting/dining room with a fitted kitchen, three bedrooms and a family bathroom, the property provides an opportunity for families, first-time buyers and those looking to enjoy village life within easy reach of Godalming and the surrounding Surrey Hills countryside.

The entrance hall leads through to an impressive open-plan sitting/dining room, providing a wonderfully versatile space for everyday living and entertaining. Attractive wood-effect flooring flows throughout, complemented by recessed ceiling spotlights and a charming fireplace with a timber surround, marble-effect inset and contrasting hearth, creating focal point. A broad window overlooks the front garden, whilst the dining area enjoys an attractive outlook over the rear garden through substantial glazing, creating a pleasing connection with the outside.

Adjoining the dining area, the kitchen is thoughtfully arranged with cream Shaker-style cabinetry, wood-effect worktops and contrasting blue tiled splashbacks. A stainless-steel sink sits beneath a window overlooking the rear garden, whilst a gas hob, fitted oven and space for freestanding appliances provide everyday practicality. Dark tiled flooring adds a smart finishing touch, and a door from the kitchen provides access to the outside.

Upstairs, the first-floor landing leads to three bedrooms and the family bathroom. The principal bedroom is a particularly comfortable double, measuring approximately 12'4" at its maximum point and benefiting from a range of fitted wardrobes. The second bedroom is another well-proportioned double, also featuring fitted storage, whilst the third bedroom provides excellent flexibility as a child's bedroom, nursery or dedicated home office. Completing the accommodation is a family bathroom fitted with a panelled bath and overhead shower attachment, pedestal washbasin and WC, complemented by marble-effect wall tiling, mosaic-style flooring and a frosted window. Further enhancing the practicality of the home is an easily accessible, boarded and insulated loft, providing valuable additional storage space.



Outside, the property is approached through a gated front entrance, with established hedging creating an inviting frontage and a pleasing degree of screening from the road. To the rear, the south facing garden provides an enjoyable outdoor space with an area of lawn and established boundary planting, offering opportunities for alfresco dining, gardening and relaxation. A useful garden shed benefits from mains power and lighting, providing excellent additional storage or potential for hobby use. Beyond the garden, a generous gravelled driveway provides the added convenience of off-road parking for two vehicles.

Vista enjoys a convenient position within Elstead, a thriving and picturesque Surrey village surrounded by beautiful countryside. The village offers an excellent selection of everyday amenities, including local shops, traditional public houses, a village green, recreational facilities and St James Church of England Primary School. The surrounding Surrey Hills provide wonderful opportunities for walking, cycling and outdoor pursuits, whilst nearby Milford and Godalming offer a more comprehensive range of shops, supermarkets, restaurants and leisure facilities. Mainline railway services are available from Milford (3.9 miles) and Godalming (5 miles), providing direct services to London Waterloo, whilst the nearby A3 offers convenient road access towards Guildford, London and the south coast.









