



Flat 4, Butlers Place, Portsmouth Road, Milford, Godalming,
Surrey, GU8 5EX

Asking Price £475,000

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Unlike many other age-related homes, Butlers Place stands out for its quality and appeal, making it the perfect solution for discerning downsizers. Established in 2003, Butlers Place has matured into an attractive environment with beautifully landscaped communal gardens and views over an adjoining field and woodland.

The property is conveniently located on the ground floor, featuring a secure entrance that leads to a well-lit communal hallway and a private door to the apartment. From the entrance hall, you enter a generous sitting/dining room, which boasts an electric fire with a stone surround and large patio doors opening to a small patio and enjoys splendid rural views across the fields and onto leafy woodlands. The adjoining modern kitchen is fully fitted with a wide range of low and eye-level cupboards, as well as built-in appliances including an oven, hob, Bosch washing machine, and Bosch fridge and freezer.

The principal bedroom offers views over the adjoining fields and benefits from a spacious en suite shower room and dressing area. The second double bedroom has access to the main bathroom and also enjoys excellent field and woodland views. The apartment is presented in very good condition, featuring thermostatically controlled electric slimline panel radiators and sealed unit double-glazed windows for comfort and energy efficiency.

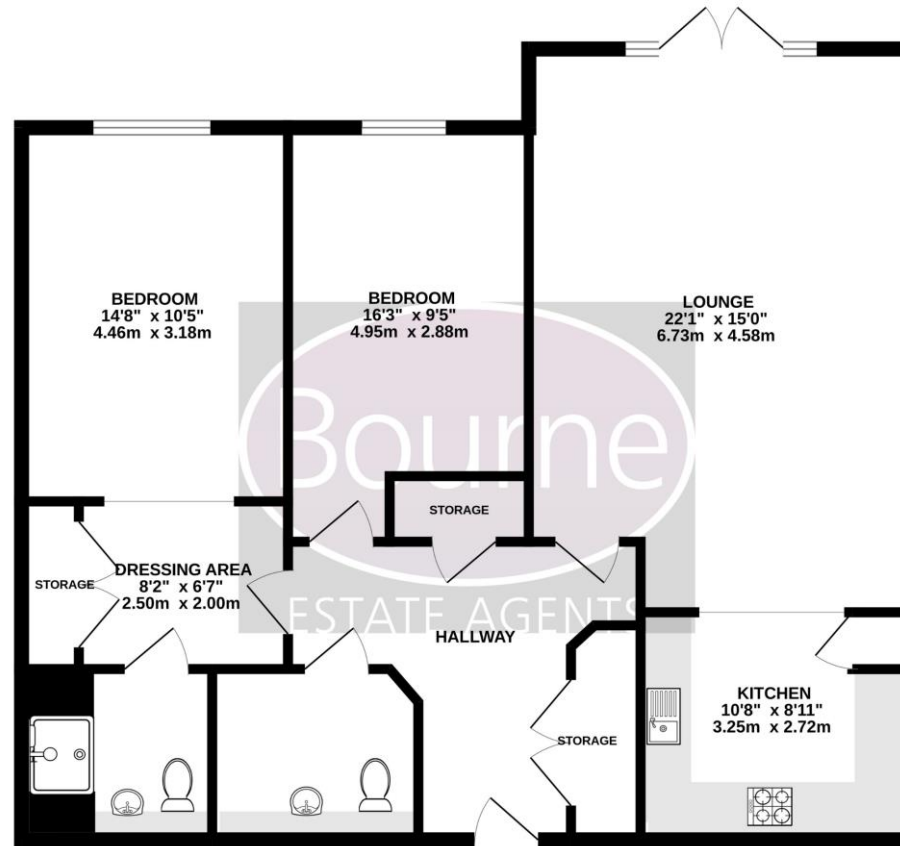
Leasehold: 103 Years Remaining On Lease
Council Tax: Band D

- Ground Floor
- Chain Free
- Two Bedrooms
- Two Bathrooms
- Field & Woodland Views
- Over 1000 SqFt
- Lease in excess of 100 years
- Over 55's Development



Floorplan

GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Location

Milford, the charming village in which the property is located, retains a strong village atmosphere and is famous for being home to the historic Secretts Farm Shop, as well as its award-winning farmers' market. The village benefits from excellent transport links, with Milford railway station providing direct access to London Waterloo and Portsmouth via the Portsmouth Direct Line.

Nearby Godalming is just an 8-minute drive away, and Guildford can be reached in just 15 minutes via the A3, making



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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