

# Jasmine Cottage, Moushill Lane, Milford, Godalming, Surrey GU8 5BH



**Peter Leete  
and Partners**

ESTATE + AGENTS

# Jasmine Cottage, Moushill Lane, Milford, Godalming, Surrey GU8 5BH

Price: £625,000 Freehold - In need of Modernisation



- EPC Rating: D
- Council Tax: Band F
- Waverly Borough Council
- **SERVICES** All main services

**VIEWINGS:** Strictly by appointment with the Agent both during and outside normal office hours including Sundays and Bank Holidays.

**SPECIAL NOTES:** Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.

**GENERAL:** The property sits in one of the area's most sought after roads, quite literally adjacent Moushill Green on Moushill Lane and a short walk from Rodborough Common, Nature Reserve (153 acres).

Jasmine Cottage comes to the market very much as a blank canvas for someone to endow their own personality. The property has been largely cleared with the grounds benefitting from a full level plot, cleared of all previous overwhelming trees and shrubbery with new 6-foot panel fencing on three sides with a mature attractive hedge to the lane itself. This offers a high degree of privacy and establishes views across the green from bedroom 1. There is off road parking and hard standing for a new garage if required.

**Accommodation includes: Kitchen, cloakroom, sitting/dining room, conservatory, family room through to a second conservatory. First floor shower room and 2 bedrooms with eaves storage.**

Milford has a range of local amenities including doctors' surgery, pharmacy, fishmonger, wine merchant and a Post Office as well as Secretts the award winning farm shop and Squires garden centre. There is also a convenience store for daily needs, a Tesco Express and a range of useful local shops. The historic town of Godalming just over 2 miles away offers a broader range of facilities including Waitrose, a large Sainsburys, restaurants and a range of specialty shops, whilst an even more extensive range of shopping, leisure and cultural amenities is available at Guildford.

Milford has a range of Junior and Middle Schools and there is a choice of schools in the wider area including Rodborough, Charterhouse, Prior's Field, St Edward's, Aldro, Barrow Hills and St Catherine's.

Milford has easy access to the A3 for London or Portsmouth, the M25 and the airports. Mainline stations at Milford, Godalming and Guildford offer a choice of access to a fast and frequent service into London Waterloo (approx. 36 minutes).

Recreational opportunities in the area include well-equipped sports centres at both Godalming and Guildford, golf at several clubs, country sports at a number of local venues and polo at Cowdray with racing at Goodwood. In addition, the surrounding countryside, an Area of Outstanding Natural Beauty, offers miles of walking, cycling and riding.





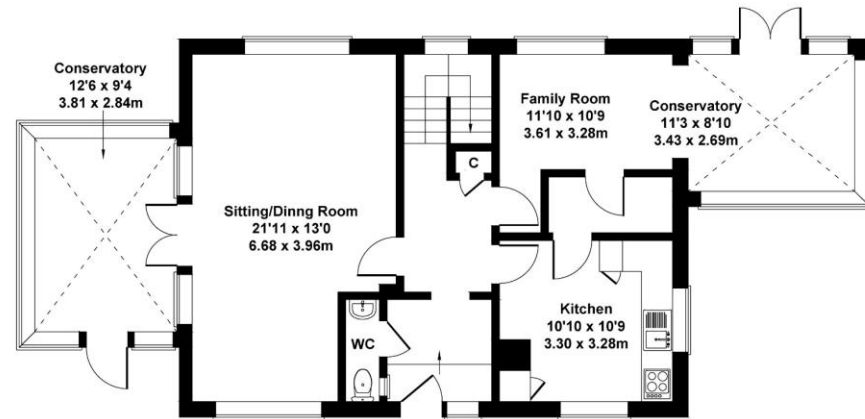
# Jasmine Cottage

Milford

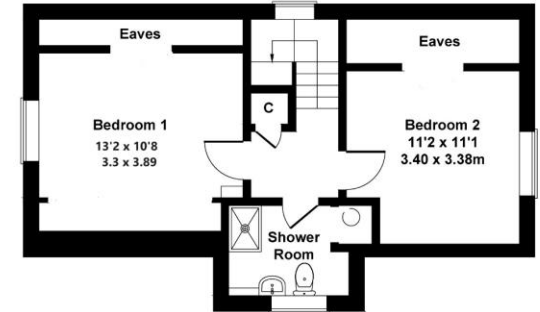


## Jasmine Cottage, Moushill Lane, Milford

Approximate Gross Internal Area  
1322 sq ft - 123 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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The Green, Headley Road, Grayshott,  
Hindhead, Surrey GU26 6LG

t: 01428 604480

email@pleete.co.uk

www.pleete.co.uk