

# Brook Cottage

Station Lane Enton Surrey GU8 5AE



EMERY & ORCHARD  
ESTATE AGENTS



An individual three bedroom character detached cottage with four reception rooms and fabulous landscaped gardens set in a delightful semi rural location only a few minutes from Milford Station

**Guide Price: £825,000**  
**Freehold**

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Cloakroom ◆ Dual Aspect Sitting Room ◆ Dining Room ◆ Snug with Open Fireplace ◆ Study/Family Room  
◆ Kitchen/Breakfast Room ◆ Utility ◆ Three Bedrooms ◆ Family Bathroom ◆ En-Suite Bathroom  
◆ Driveway ◆ Garage ◆ Landscaped Gardens ◆ Superb Summer House

**DESCRIPTION:** Brook Cottage is a most attractive and individual detached house occupying a delightful semi rural, yet highly convenient location opposite farmland and yet only a few minutes from Milford main line station and village centre. The house is believed to have been originally built in the 1930's and has over the years been the subject of sympathetic modernisation and improvement with works that have included the addition of both single and two storey extensions that have considerably improved the accommodation. Other works have included the landscaping of the front and rear gardens that are a particular feature of the property with the rear garden having a superb summerhouse and large greenhouse. The cottage now provides well planned and adaptable accommodation that includes on the ground floor an entrance porch, cloakroom, dual aspect sitting room, dining room with double doors leading out on to the terrace and rear garden, a dual aspect snug with open fireplace as well as a large family room/study with door to garden. There is also a 20' kitchen/breakfast room with useful utility/lobby. On the first floor there is a landing, large master bedroom with en-suite bathroom, two further bedrooms and a family bathroom. Outside, a driveway provides off road parking for several vehicles and leads to a detached garage while the gardens are a particular feature of the property being most attractively arranged and enjoying a good degree of seduction. There are also three sheds, a large lily fish pond with waterfall and three fruit trees. The property is likely to appeal to a purchaser seeking an individual character home and internal inspection is highly recommended.

**SITUATION:** The property is located in the pretty Surrey hamlet of Enton, which lies approximately three miles to the south of Godalming and approximately one and a half miles from the village of Milford. Milford Village provides an excellent range of shops and services catering for most day to day needs, including doctors and dentists surgeries, Post Office and chemist, together with the popular Secretts Farm Shop and Garden Centre. For the commuter Milford main line station is only approximately three-quarters of a mile from the property and provides a service to Waterloo in approximately 50 minutes, while access to the A3 is also available at Milford and provides road communication to London and the south coast, as well as both Heathrow and Gatwick Airports via the M25 and M23 motorways. Godalming's town centre provides a more comprehensive range of shops, leisure and recreational facilities, together with a wide choice of public houses and restaurants. There are excellent schools in both the State and private sector in the surrounding area while, for the walking enthusiast, the property is surrounded by some of Surrey's most beautiful countryside, there being much common and heathland owned or managed by The National Trust, including the nearby Hydons Heath and Hydons Ball. The town centres of Guildford, Farnham and Haslemere are all within easy reach and provide a most comprehensive range of facilities.

**Directions:** Leave Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit passing under the railway bridge and continuing along the Portsmouth Road. On entering Milford village take the first exit left at the mini roundabout into Church Road and then immediately left again, this time into Station Lane. Continue along Station Lane continuing past Milford Station and over the level crossing and Brook Cottage will then be found after a short distance on your left hand side.

**Note:** These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as this may vary.



Milford Main Line Station – 0.1 miles (Waterloo approx 45/50 mins) Godalming – 2.4 miles Guildford – 7 miles  
Farnham – 8.5 miles Haslemere – 7.3 miles Gatwick – 32 miles Heathrow – 29.3 miles  
A3 – 1.7 miles M25 – 16.5 miles M3 – 16 miles



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
	75	45	68
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

# Station Lane, Milford

Approximate Gross Internal Area  
 Ground Floor = 104.1 sq m / 1120 sq ft  
 First Floor = 67 sq m / 721 sq ft  
 Garage = 16.8 sq m / 181 sq ft  
 Summer House = 9.4 sq m / 101 sq ft  
 Total = 197.3 sq m / 2123 sq ft

