



# MILLER LANE

Dunsfold

Miller Lane, Dunsfold, Godalming, Surrey, GU8 4AT  
[www.englishrural.org.uk](http://www.englishrural.org.uk)

# Welcome to Miller Lane

Miller Lane is a small development of 8 homes in the picturesque village of Dunsfold. Set in a designated area of great landscape value the village includes common land, cricket club, church, country pub, community-run village shop and post office. Other local facilities are available in adjacent villages and the nearby historic market town of Godalming.

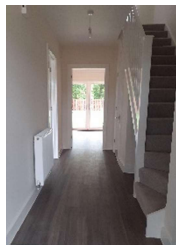
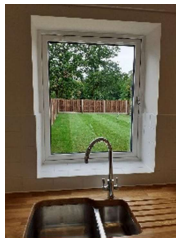
Just two homes are available for FREEHOLD SALE through English Rural's own Discounted Market Sale product.

\*The advertised price includes a discount of 30% off the full market value of £455,000. This discount is ever present through the life of the property and applicable to subsequent purchasing homeowners.

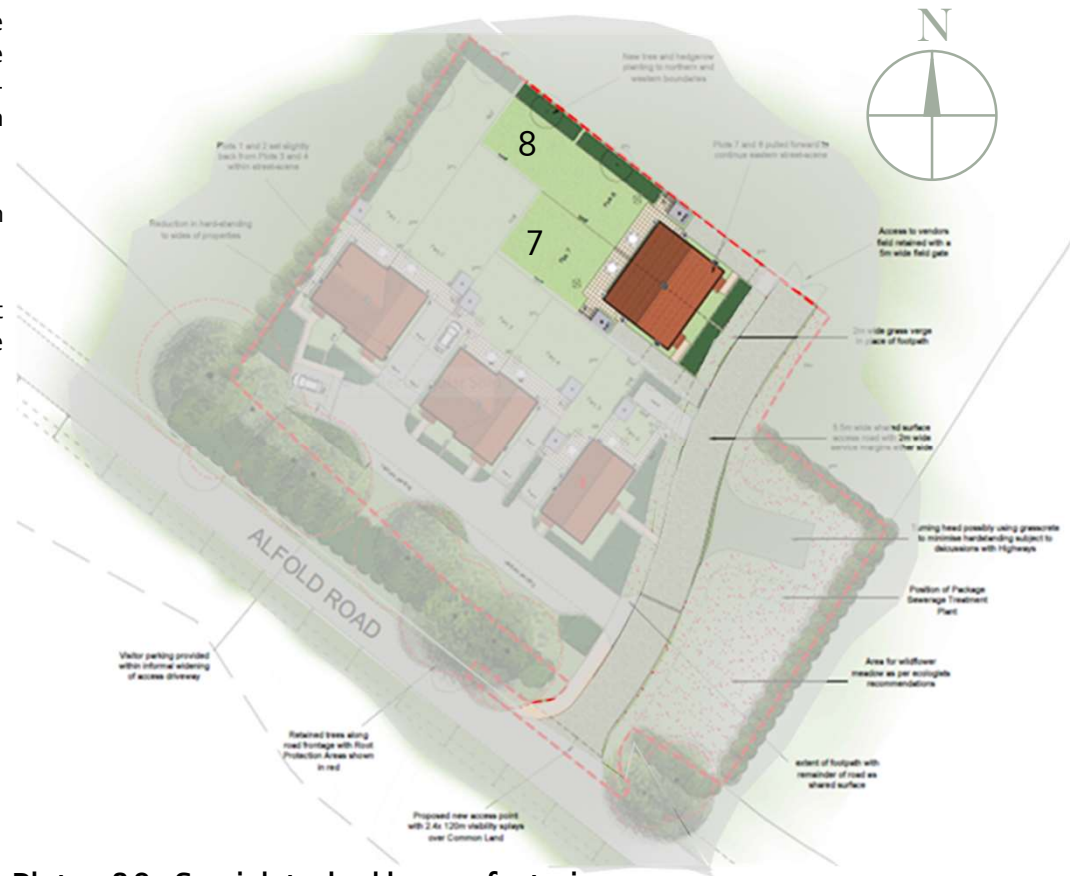
Further details on our Discounted Market Sale scheme can be found at: <https://bit.ly/zZiygvI>



Interior photographs of plot 8 (plot 7 handed)



# Development Site Plan



## Plots 7 & 8 - Semi detached homes featuring

- 3 Bedrooms (one with ensuite shower room)
- Large Kitchen / Diner
- Spacious - Gross Internal Floor Area of 95 sqm
- In-curtilage block paved Parking for 2 Cars
- Ten Year LABC Warranty
- Take advantage of the newly announced Stamp Duty Land Tax holiday

From  
**£318,500\***  
Freehold



Computer generated image

## Specification

**Traditional construction.** Favoured by many for its durability and good sound insulation, masonry construction also gives the building thermal mass, which allied with high levels of insulation produce a modern thermally efficient building.

**Energy efficiency.** Heating and hot water is provided through individual Daikin Air Source Heat Pumps. This renewable technology has A+++ energy efficiency ratings.

**Windows & Doors.** Low maintenance, high performance UPVC windows finished in a contemporary dark grey colour, with easy clean hinges and releasable restrictors on bedroom windows. Front door with PAS 24 Security accreditation and 3 lever lock mechanism, finished in matching grey.

**Kitchen.** "Chelford" fitted kitchen units with tower unit, pan drawers and wood countertops. Spaces and connections for dishwasher and washing machine. Ceramic Hob and recirculating extractor fan. 1 1/2 bowl sink with quarter turn monoblock taps, integral eye level Bosch oven and microwave

**Internal Finishes:** "Karndean" flooring to Kitchen/Diner, lobby, bathroom and WC. Carpet to lounge, stairs, landing and bedrooms. Contemporary wall tiling.

**Exterior.** West-facing gardens with full width patio, turfed lawn, garden shed and outside tap. Quiet location with extensive rural views to front and rear.



(Plot shown is No 8. Plot 7 is handed)

## Floor Plans

**GROUND FLOOR**

Kitchen/Dining 5.20m x 3.57m  
Living 2.92m x 5.70m

**FIRST FLOOR**

Bedroom One 2.98m x 3.85m  
Bedroom Two 2.71m x 4.34m  
Bedroom Three 2.39m x 3.25m

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English Rural is a specialist provider of community-led, affordable rural homes established in 1991 and is registered and regulated by the Regulator of Social Housing. We are one of the leading national advocates on affordable rural housing issues, with HRH The Princess Royal as our Patron.



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For latest information on availability and eligibility, please contact;  
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Every care has been taken in the preparation of these sales particulars, but complete accuracy cannot be guaranteed, and they do not form part of any contract. If there is any point which is of particular importance to you, please contact us and we will be pleased to confirm the information for you.

Site layouts, floor plans and specifications are all based on information current at the time of preparing these sales particulars. Plans within these particulars are not to scale and all measurements are approximate. Although we endeavour to adhere to the details contained in these particulars, it may be necessary to make amendments and we reserve the right to make such changes as and when considered necessary.

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