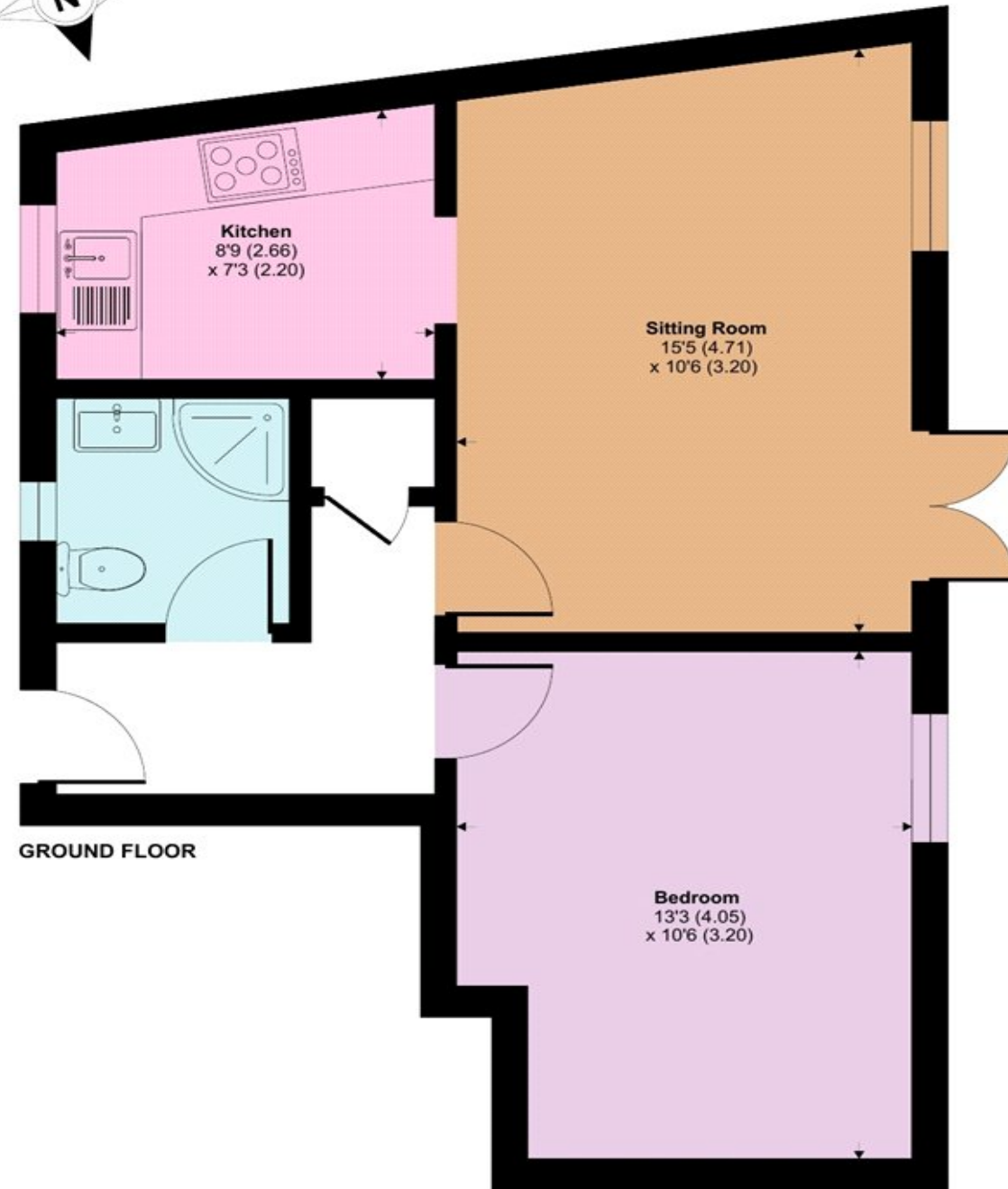


The Old Post House, Tilford Street, Tilford, Farnham, GU10

Approximate Area = 453 sq ft / 42 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 1220834

Winkworth



The Old Post House, Farnham, Surrey, GU10

Guide Price £1,250 per month

A charming one-bedroom flat with own private garden and stunning views across the meadow and The Wey River, set in the heart of Tilford Village. The property has an allocated parking space. Available Now. Unfurnished.

Tel 01252 733042

Email Farnham@winkworth.co.uk

99 West Street, Farnham, GU9 7EN

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99 West Street, Farnham, GU9 7EN

ACCOMMODATION

- Double Bedroom
- Shower Room
- Living /Dining Room
- Kitchen
- Garden
- Allocated parking space
- Unfurnished

DESCRIPTION

The beautifully presented one double bedroom ground floor flat benefits from a private garden providing stunning views across the meadow and The Wey River.

A private entrance hall provides access to the living/dining room which boasts lovely outlook from the window and French door access to the private rear garden. The kitchen can be found off the living/dining room and includes a range of modern floor and wall mounted units, electric induction hob with extractor over, oven, washing machine and a fridge. The double bedroom is also to the rear of the property sharing the lovely views and has a fitted wardrobe. There is a well presented shower room with white fitted suite.

The property features gas central heating throughout.

OUTSIDE

The property is set in the heart of Tilford Village, benefitting from a private rear garden with both patio and grass, providing stunning views across the meadow and The Wey River. In addition, there is an allocated parking space.

LOCATION

The quintessential village of Tilford boasts one of England's most picturesque cricket greens. The village also boasts an old traditional inn, church, schools, post office and village store. Tilford is also designated as an area of Outstanding Natural Beauty. Frensham Little Pond and Great Pond can be found just to the south. Sailing, riding, running, cycling and walking can all be enjoyed in this wonderful location. There are Golf courses within a few miles at Hindhead, Hankley and Farnham. Farnham, to the north, is an historic, former market town lying on the Surrey/Hampshire border, renowned for its attractive architecture offering a wide range of cultural, educational and shopping amenities. Both Farnham and Haslemere provide rail access to London Waterloo in approximately one hour. Farnham lies on the A31, which links Guildford to the east down towards Winchester in the west. The Blackwater Valley Road, (A331), enables dual-carriageway access to the M3 joining at junction 6.



SERVICES

All mains connected.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		