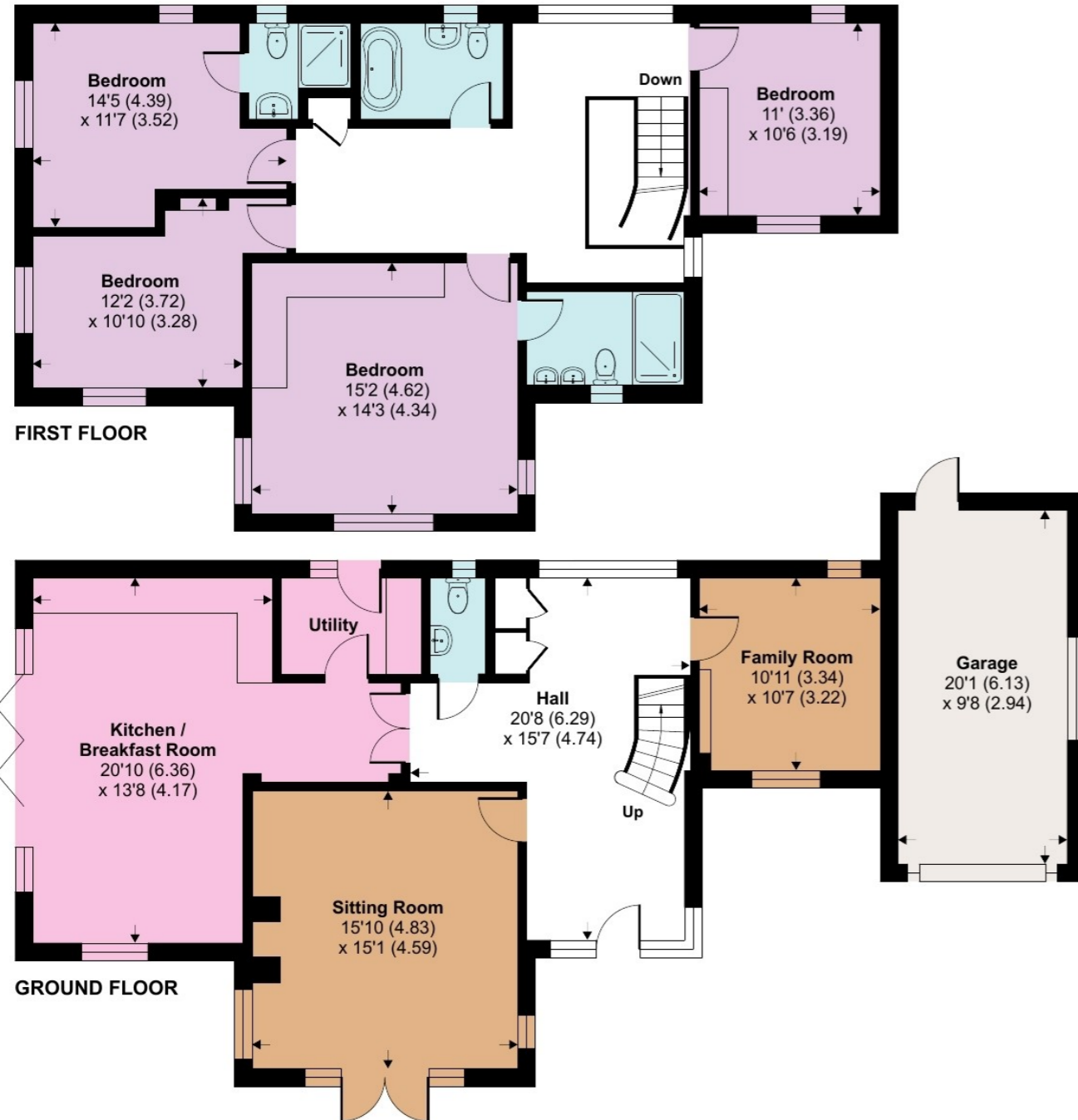


East Bridge Close, Tilford, Farnham, GU10

Approximate Area = 2014 sq ft / 187.1 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 2209 sq ft / 205.2 sq m
For identification only - Not to scale



EAST BRIDGE CLOSE, TILFORD, FARNHAM, SURREY, GU10

Guide Price £1,650,000

A stunning, secluded detached property with a westerly facing garden of 2 acres, set in the heart of this picturesque Surrey Village.

Tel 01252 733042
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Winkworth



ACCOMMODATION

- High specification kitchen/dining/family 'hub' room
- Three reception rooms
- Turnkey living
- Principal suite and three further bedrooms
- Immaculately presented
- Village location
- Far reaching countryside views
- Garden and field of approx. 2 acres
- No onward chain

DESCRIPTION

This recently built house has been finished to a luxury specification. Featuring under floor heating throughout with room temperature controls, solid wood and stone flooring, interior designed blinds and curtains throughout, dimmer switch lighting and low voltage circuit for table lamps. Bathroom specification includes stone floors, double headed showers, heated towel rails, vanity storage and mirrored bathroom cabinets with lighting and shaver sockets.

The ground floor comprises spacious entrance hall with impressive timber staircase, fitted cupboards and floor to ceiling glazing, a well-proportioned triple aspect sitting room with log burning stove and French doors to garden, kitchen/dining room hub with white shaker style fitted units, Corian worktop and breakfast bar, premium branded appliances including US style fridge/freezer, dishwasher, electric oven and 5 ring gas hob, microwave and wine cooler. There is an adjoining utility room with washing machine, tumble dryer, boiler and sink, downstairs w.c and a dual aspect study completes the ground floor.

On the first floor there is a triple aspect principal bedroom suite with two double fitted wardrobes and en suite shower room, guest bedroom with fitted wardrobes and en suite shower room, two further double bedrooms and family bathroom.



Outside

There is video entry phone, electric gates, single garage with electric door, driveway parking for several cars, exterior lighting, landscaped garden with paved patio, raised beds and views over fields/nearby countryside overlooking the River Wey. The adjacent field, garden and land totals approximately 2 acres.

LOCATION

The property is situated in the popular village of Tilford, which is bisected by the River Wey and is famous for its picturesque cricket green. 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 Hankley, Farnham and Hindhead.

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. The area is renowned for excellent government funded and independent schools, St John's School in Churt, Waverley Abbey Junior School, South Farnham School as well as Frensham Heights, Edgeborough, Amesbury, Priorsfield, St Edmunds, Charterhouse and The Royal School are all within a short drive.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales 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 sales particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	86	
(69-80) C		
(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	