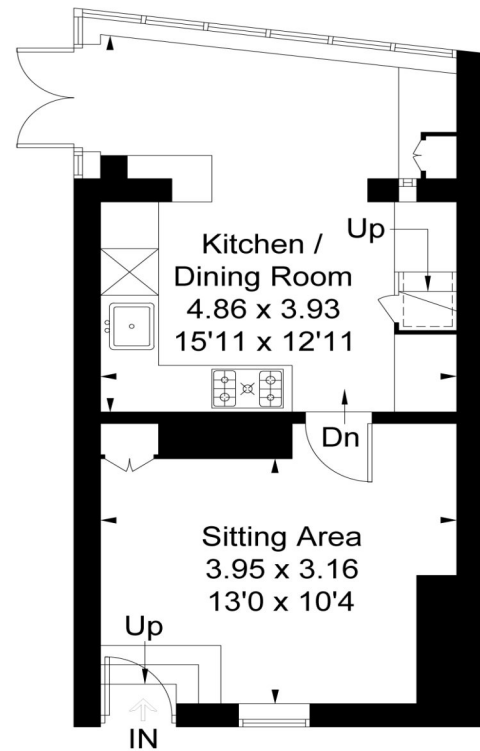
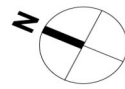
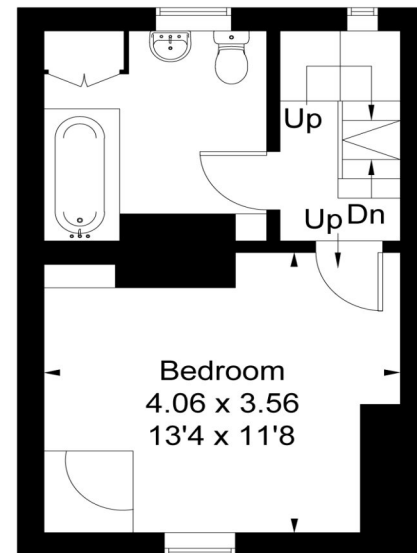


Approximate Area = 85.0 sq m / 915 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)

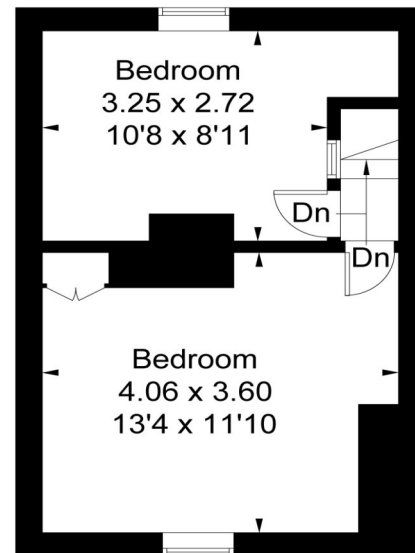


Ground Floor

[Dashed line] = Reduced head height below 1.5m



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Bridge Square, Surrey, GU9

Guide Price £1,700 per month

A beautifully presented 2-3 bedroom listed house with immense character, a stylish interior and enclosed garden. The property is conveniently located close to Gostrey Meadow Park and within 0.4 mile of Farnham train station. Available from October 25. EPC Rating 70 (C)

Tel 01252 733042
Email Farnham@winkworth.co.uk
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Winkworth

Winkworth

ACCOMMODATION

- Central location
- 2- 3 Double Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Family Bathroom
- Garden
- Residents Parking (permit)

DESCRIPTION

This beautifully presented Grade II listed, 2-3 bedroom property is situated over 3 floors, has flexible accommodation and is conveniently located close to Farnham’s highly regarded schools and within 0.4 mile of Farnham train station.

On entering the property, the sitting room can be found which leads into the delightful kitchen/dining room benefitting from beautiful exposed beams, a range of floor and wall mounted units, granite work tops, range cooker with induction hob and fitted white goods including a dishwasher, fridge, freezer and washing machine. The conservatory dining area offers an abundance of natural light together with access into the partially secluded rear garden.

To the first floor there is a family bathroom (with shower over the bath) which overlooks the rear, and further sitting room (or potential third bedroom) to the front of the property. The master bedroom and a further bedroom can be found to the second floor.

OUTSIDE

The rear garden is a delight which is accessed via a courtyard/pathway leading from the conservatory, a patio provides a beautiful setting for outside entertaining laid to lawn and bordered with well-established shrubs and flower beds. The garden overlooks the atmospheric Gostrey Meadow with it’s summer Sundays music in the band stand, duck race on the river and lovely new children’s play area. Residents permit for street parking or car park permit available for purchase via council.



LOCATION

The property is conveniently situated in in this very popular location close to the centre of Farnham, Farnham’s highly regarded schools and other amenities on the south side of Farnham town centre. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. Three food supermarkets and the station are within a short walk.

Within the town and in close proximity to the property is Farnham train station providing direct access to London Waterloo in approximately the hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

SERVICES

Mains gas, electricity, drainage and water.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band D

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.

