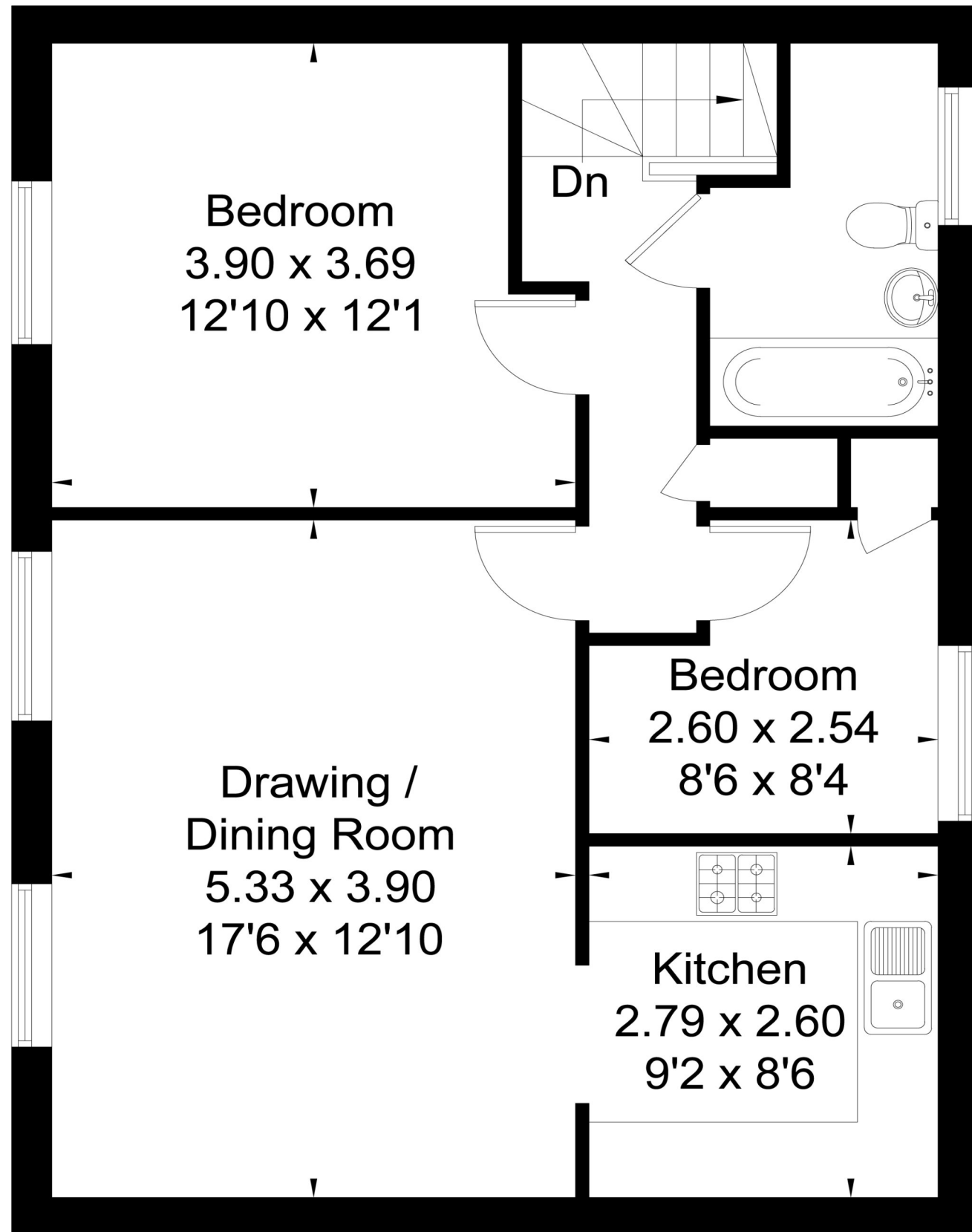


Approximate Floor Area = 58.6 sq m / 631 sq ft



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Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth



The Old Post House, Surrey, GU10

Guide Price £1,200 per month

A spacious two bedroom unfurnished first floor flat in a superb quintessentially English village location within close proximity to shop/post office, school, church, pub and village green. Parking space for one car only. Available Now. EPC rating C. Not suitable for children or pets.

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ACCOMMODATION

Living/Dining Room, Kitchen, Two Bedrooms, Bathroom, Entrance Hallway, Stairs and Landing, Off Street Parking

DESCRIPTION

A sympathetic conversion of the old village Post House into a unique two bedroom first floor flat within an exceptional village location.

The property has an entrance hallway with cupboard space. The master bedroom has outstanding views of the surrounding countryside with a further single bedroom. A modern tiled bathroom with white bath and shower over, sink and WC. The Living/Dining Room is light and airy with two windows overlooking great views of the river. This leads into the recently fitted kitchen with washing machine, dishwasher, fridge/freezer, electric hob and oven.

The property is tastefully decorated throughout, with new carpets 2022, double glazing and gas central heating. There is also off-street parking

SERVICES

Gas Central Heating. Mains services.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C



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 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. 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	78
(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	