

Tilford Street, Tilford, Farnham, GU10

Total = 1033 sq ft / 96 sq m

For identification only - Not to scale



Denotes restricted head height



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Winkworth



Tilford Street, Surrey, GU10

Guide Price £2,250 per month

A stunning recently built 4 bedroom cottage set over three floors, conveniently located in the heart of Tilford boasting a South westerly facing rear garden and off street parking. Unfurnished. Available now. EPC B (84)

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ACCOMMODATION

- High specification
- Four bedrooms
- Sought after position
- Quintessential village location
- Countryside views
- South-westerly facing garden
- Two reserved parking spaces

DESCRIPTION

Winkworth are proud to present to the market this stunning and recently constructed (2019) four bedroom cottage. An internal viewing is highly recommended.

The property is beautifully fitted to a very high standard. The property is set over three floors and is accessed from the entrance hallway on the ground floor, there is a door leading in to the spacious living room which boasts a beautiful wooden floor. From here, stairs leading to the first floor can be found. Of particular note, is the beautifully finished kitchen/dining room benefitting from a superb range of modern floor and wall mounted units and integrated Bosh appliances comprising dishwasher, washer/dryer, fridge/freezer, gas hob with extractor over, oven and microwave, further benefitting from a tiled floor and double doors opening out into the rear patio and garden beyond. A cloakroom and storage can also be found to the ground floor.

To the first floor, there is a master bedroom overlooking the front of the property, there are two further bedrooms to the rear and a stylish family bathroom benefitting from a modern bathroom suite with a shower over the bath. Stairs leading to second floor where a further double bedroom with a Velux window overlooking the rear can be found along with a useful storage cupboard.

OUTSIDE

The property is approached from attractive picket fencing, a brick pathway leading to the front door with lawn laid to either side. The front garden is surrounded by a feature wall. To the rear, which is south westerly facing, there is an area of patio ideal for outside entertaining and an area of lawn. A brick-built wall and mature hedging provide a degree of seclusion. A rear gate provides access to the allocated parking found at rear of the property.

SERVICES

All mains connected.



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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(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	