

East Bridge Close, Tilford, Farnham, GU10

Approximate Area = 1301 sq ft / 120.8 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). © nichecom 2024. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 1198448

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East Bridge Close, Farnham, Surrey, GU10

Guide Price £3,500 per month

A stunning recently build 3 bedroom detached property with a westerly facing garden, set in the heart of this picturesque Surrey Village. There is off street parking behind a security gate. Gardening service included. EPC rating B (82) Available 15th November 25

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ACCOMMODATION

High specification kitchen/breakfast room
Principal suite and two further bedrooms
Gated entrance
Quintessential village location
Far reaching countryside views
West facing garden

DESCRIPTION

These new build houses have been finished to a luxury specification. Featuring: Alarm, under floor heating throughout with room temperature controls, solid wood or 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.

Spacious entrance hall with timber staircase and under stairs cupboard. Downstairs WC.
Sitting Room with impressive brick inglenook fireplace, log burning stove and French doors to garden.
Kitchen/Breakfast Room with white shaker style fitted units and Corian worktop. Premium branded appliances including integral fridge/freezer, dishwasher, electric oven and gas hob, microwave and wine cooler.
Utility Room with premium branded washing machine and tumble dryer, heated towel rail, boiler and sink.
The dual aspect study completes the ground floor.
Spacious landing with storage cupboard. Dual aspect principal bedroom with views over fields, two double fitted wardrobes and Ensuite Shower Room.
Two further double bedrooms and Family Bathroom.

OUTSIDE:

Video entryphone, electric gates, driveway parking, exterior lighting and power, landscaped garden with paved patio and views over fields and river. Gardening maintenance included within the rent.

SERVICES

Mains services 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 G

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		91 B
69-80	C	82 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		