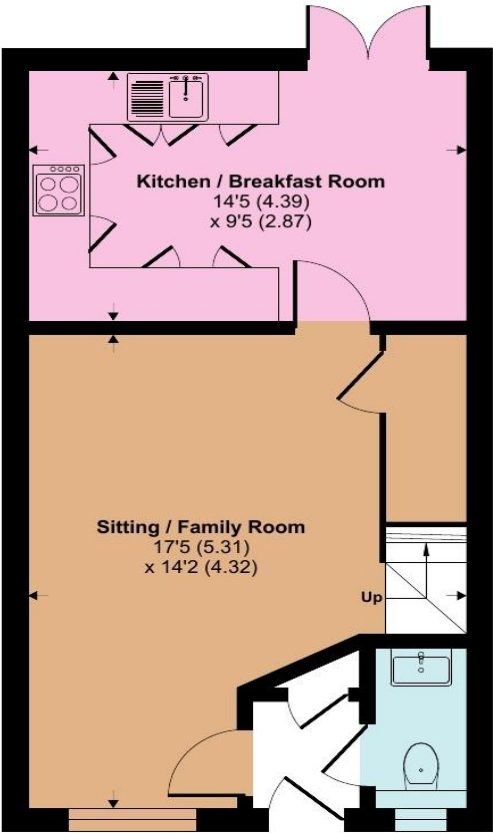


Tilford Street, Tilford, Farnham, GU10

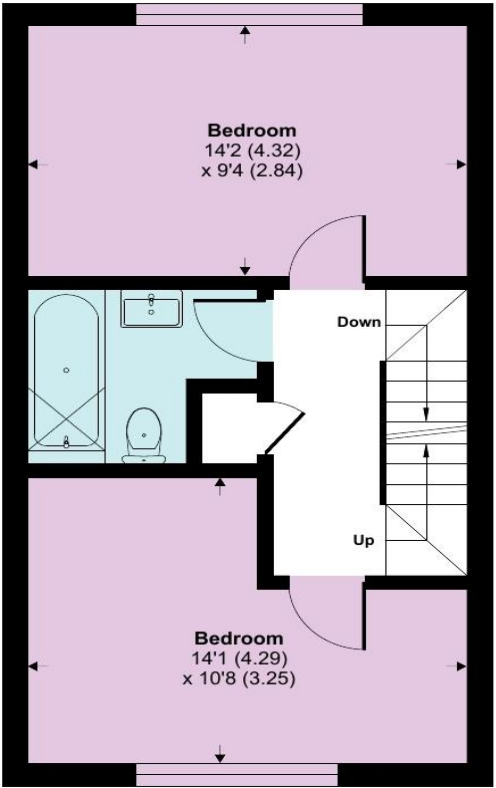
Approximate Area = 1002 sq ft / 93 sq m
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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: 1220152

Winkworth



Tilford Street, Surrey, GU10

Guide Price £2,000 per month

A beautiful recently built (2019) 3-bedroom cottage set over three floors with off street parking and a south westerly facing garden. Available 7th January 2026. Unfurnished. EPC B (83)

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

Winkworth



ACCOMMODATION

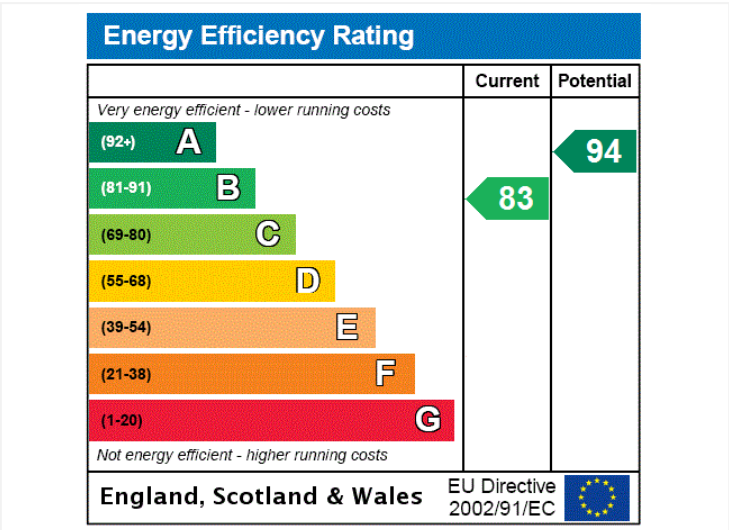
- Village Location
- High spec décor and Appliances
- 3 Bedrooms
- South Westerly facing garden
- Two off street allocated parking spaces

DESCRIPTION

An internal viewing is highly recommended of this modern and well-appointed three-bedroom end of terrace cottage. The property has been beautifully fitted to a high specification. The cottage is set over three floors and is accessed from the entrance hallway on the ground floor, there is a WC and a door leading in to the living room which boasts a beautiful wooden floor. Of particular note, is the beautifully finished kitchen/dining room benefitting from a superb range of floor and wall mounted units and integrated Bosch appliances comprising dishwasher, washer/dryer, fridge/freezer, gas hob with extractor over, oven and microwave. Further benefitting from a tiled floor with double doors opening out into the rear patio area and south westerly facing garden beyond. To the first floor, there is a master bedroom overlooking the rear, there is a further bedroom overlooking the front of the property and a stylish family bathroom with stairs leading to second floor. On the top floor there a further double bedroom with Velux window. A spacious storage cupboard is also located to this floor.

OUTSIDE

The property is approached via a picket fence opening onto the pathway with garden laid to lawn either side. An attractive feature wall surrounds the front garden. 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 two allocated parking spaces at rear of the property.



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 and Charterhouse are all within a short drive.

SERVICES

All mains connected

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.