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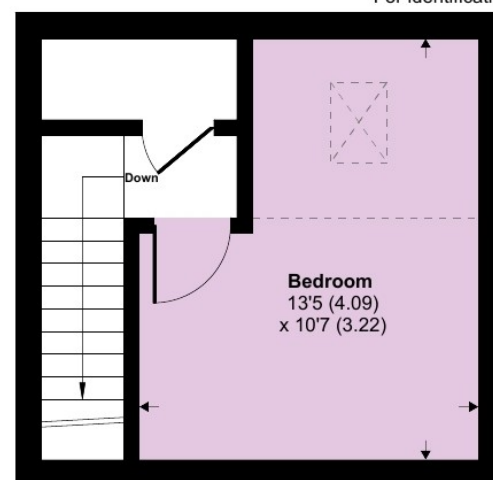
Tilford Street, Tilford, Farnham, GU10

Approximate Area = 902 sq ft / 83.7 sq m

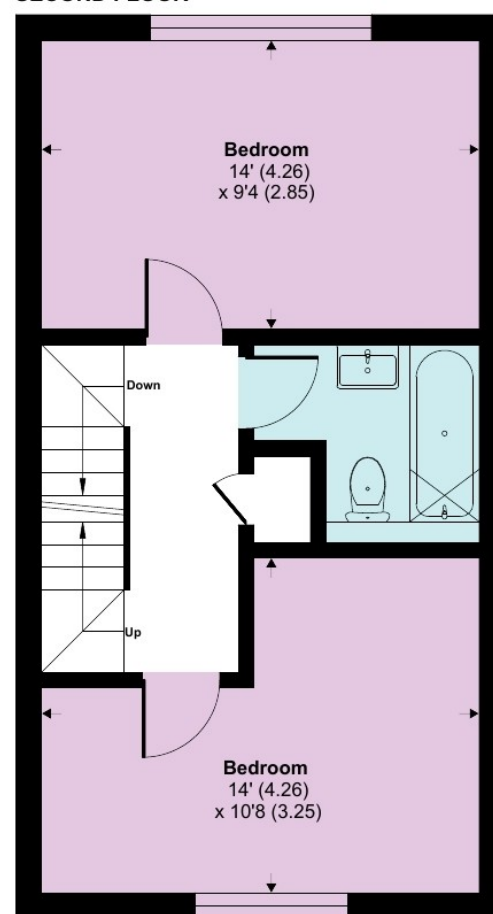
Limited Use Area(s) = 41 sq ft / 3.8 sq m

Total = 943 sq ft / 87.5 sq m

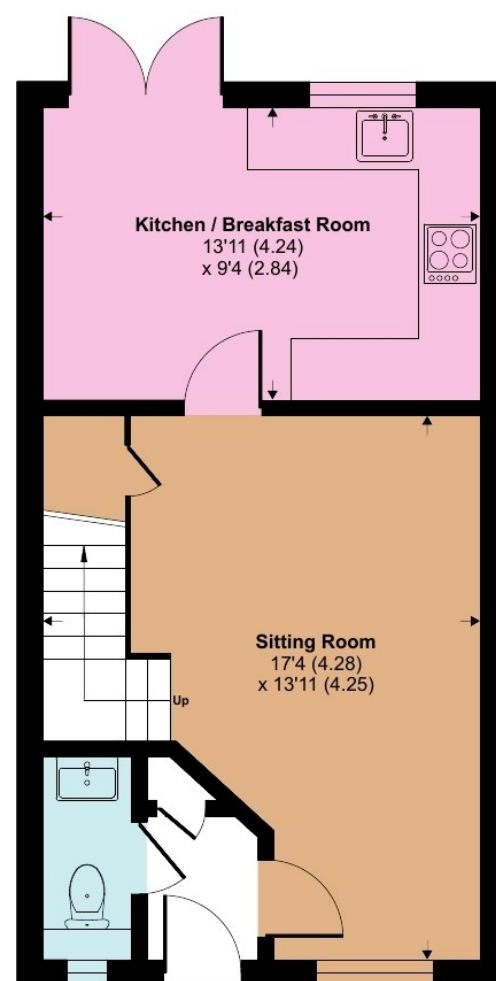
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



TILFORD STREET, TILFORD, FARNHAM, SURREY, GU10

Guide Price £575,000

Built in 2019, this pretty three bedroom semi-detached cottage is located in the heart of this picturesque Surrey Village.

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

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ACCOMMODATION

- High specification
- Well presented home
- Three double bedrooms
- Sought after position
- Quintessential village location
- Countryside views
- North-westerly facing garden
- Two reserved parking spaces
- No onward chain

DESCRIPTION

This property is immaculately presented to a high specification throughout and is located in an extremely sought after village location.

Nightingale Cottage is set over three floors and comprises front porch way leading to an entrance hallway, a spacious sitting room which boasts a beautiful wooden floor, a high specification kitchen/breakfast 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 north-westerly facing garden beyond. A cloakroom can also be found to the ground floor.

To the first floor, there are two double bedrooms and a smart family bathroom with stairs leading to a second floor. On the second floor there is a further double bedroom with Velux window and a storage cupboard.

There is a 12 year Premier Guarantee New Homes Warranty from April 2019 so 6 years remaining and part of the development was highly commended in The 2023 Waverley Design Awards.



Outside

The property is approached via a pathway with garden laid to lawn either side. An attractive feature wall surrounds the front garden. To the rear, which is north 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 two reserved parking spaces found at the 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 Hankley, Farnham and Hindhead.

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, Farnham I Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales 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 sales particulars.