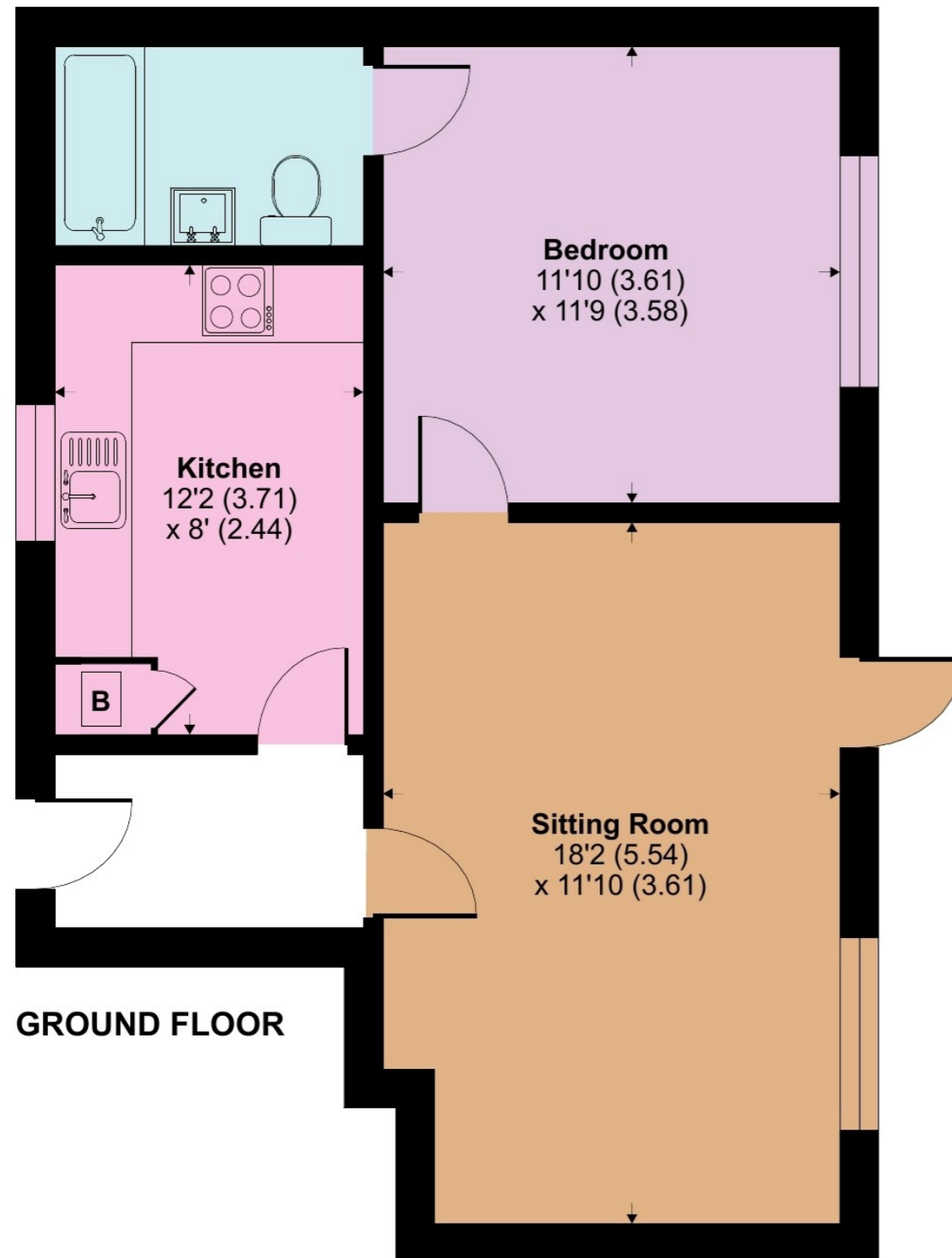


# Tilford Street, Tilford, Farnham, GU10

Approximate Area = 549 sq ft / 51 sq m

For identification only - Not to scale



## TILFORD STREET, TILFORD, FARNHAM, SURREY, GU10

Guide Price £295,000

A well presented one bedroom ground floor maisonette with private garden, set in the heart of Tilford Village.

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**ACCOMMODATION**

- Ground floor
- One bedroom maisonette
- Sitting room
- Kitchen
- Private garden
- Allocated parking space
- Village location
- Close proximity to village shop
- 999 year leasehold
- No onward chain



views across the meadow and The River Wey. In addition, there is an allocated parking space.

**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 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.

**DESCRIPTION**

This well presented one double bedroom ground floor maisonette benefits from a private garden providing stunning views across the meadow and The River Wey.

A private entrance hall provides access to the sitting room which boasts a beautiful outlook from the window and has French door access to the private rear garden. The kitchen/breakfast room can be found off the entrance hallway and has room for a table; includes a range of modern floor and wall mounted units, electric induction hob with extractor over, oven, washing machine and a fridge. The double bedroom is also to the rear of the property sharing the lovely views and has the benefit of an en suite bathroom.

The property features gas central heating throughout.

**Outside**

The property is set in the heart of Tilford Village, benefitting from a private rear garden with both patio and grass, providing stunning



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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 | Council Tax Band C

**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.