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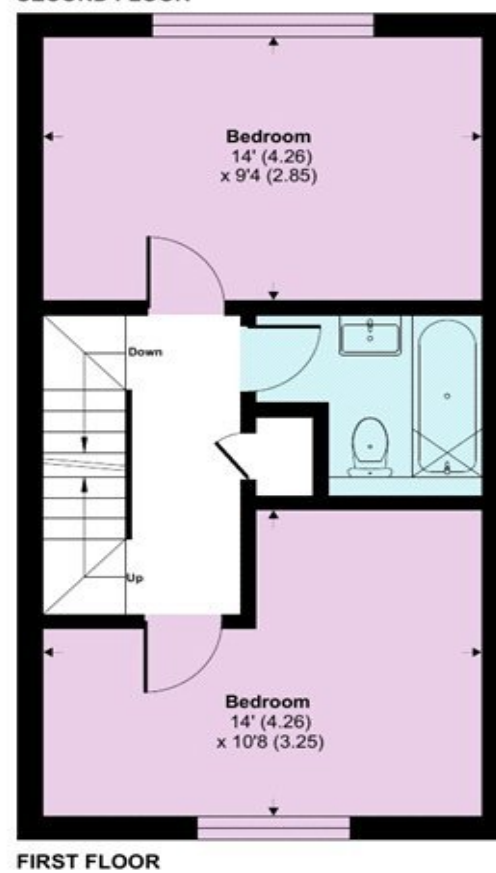
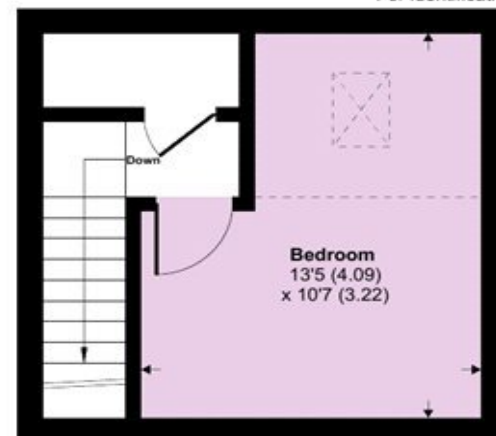
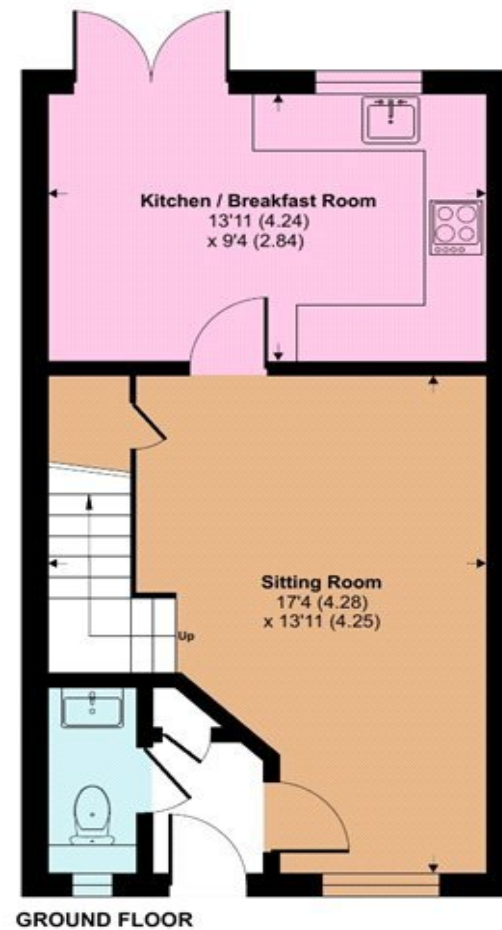
Tilford Street, Tilford, Farnham, GU10

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Winkworth. REF: 1327853

Winkworth



Tilford Street, Surrey, GU10

Guide Price £2,250 per month

A stunning recently built (2019) 3-bedroom cottage set over three floors with off street parking and a south westerly facing garden. Available 4th November 25. Unfurnished. EPC B (81)

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ACCOMMODATION

- 3 Double Bedrooms
- Living Room
- Kitchen/Dining Room
- Family Bathroom
- Cloakroom
- South Westerly Rear Garden
- 2 Off Street Parking spaces

DESCRIPTION

Winkworth are proud to present to the market this stunning and recently constructed (2019) three-bedroom semi-detached cottage. The property is set over three floors and beautifully fitted to a high specification. Blinds and curtains have been made to measure. The property is accessed from the entrance hallway with storage cupboard and door to downstairs WC. The spacious living room boasts a beautiful wooden floor. Of particular note, is the beautifully finished kitchen/dining room to the rear. The kitchen includes a superb range of floor and wall mounted units and integrated appliances comprising dishwasher, washer/dryer, fridge/freezer, wine cooler, gas hob with extractor over, oven and microwave. Double doors opening out into the rear patio area and garden beyond.

To the first floor, there is a master bedroom overlooking the rear, there is a further double bedroom overlooking the front of the property and a stylish family bathroom. Stairs lead to the second floor where there is a further double bedroom with Velux window overlooking the rear. A storage cupboard can also be found to the second-floor landing.



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		

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. The rear can be located via side access and from a rear gate leading to the South westerly facing garden, 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. The property further benefits from 2 allocated off street parking spaces in the carpark to the rear.

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 and active cricket green. The village also boasts an old traditional pub, coffee shop, preschool nursery, church, infant & junior 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.