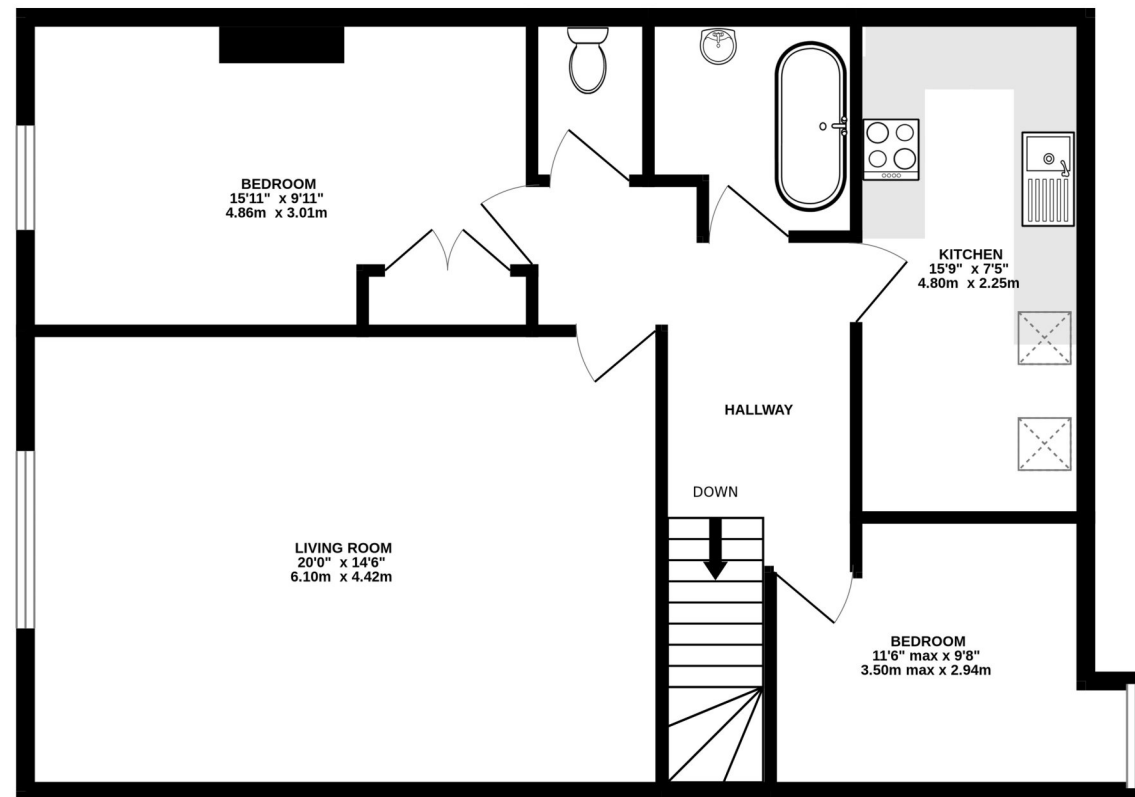


LONGDOWN ROAD  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Longdown Road, GU10

Guide Price £1,600 per month

A spacious charming 2 double bedroom period upper floor apartment in a rural village setting just outside the town of Farnham. This unfurnished property offers character and modern convenience. Ideal for those seeking a peaceful retreat with stunning views. 2 parking spaces. Available May 2024.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

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### OUTSIDE

This unfurnished property boasts two off-street parking spaces and outside garden area.

### LOCATION

Located in The Bourne in the favoured southern side of Farnham the apartment is ideally located with local shops and a wide variety of leisure facilities nearby. There are thriving local pubs, doctor's surgery, and recreation ground with play area. Three leisure centres within easy drive, one of which is a David Lloyd gym and spa, along with several golf courses & cricket clubs. The Bourne Tennis Club, Frensham Ponds Sailing Club, Frensham Common, the Bourne Woods & Alice Holt Forest are all within easy reach offering opportunities for walking, running, riding and cycling.



Farnham is an old English market town with narrow cobbled streets and attractive Georgian architecture, a 12th century castle and parish church. There is a broad mix of outstanding local state, private prep and senior schools. The 19 bus links Lower Bourne to Farnham station where the South West train service runs a frequent service from Farnham Station to London/Waterloo in approximately 53 minutes. There is also easy access to the M3, A3 and M25.

### LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band D

### SERVICES

All mains services connected

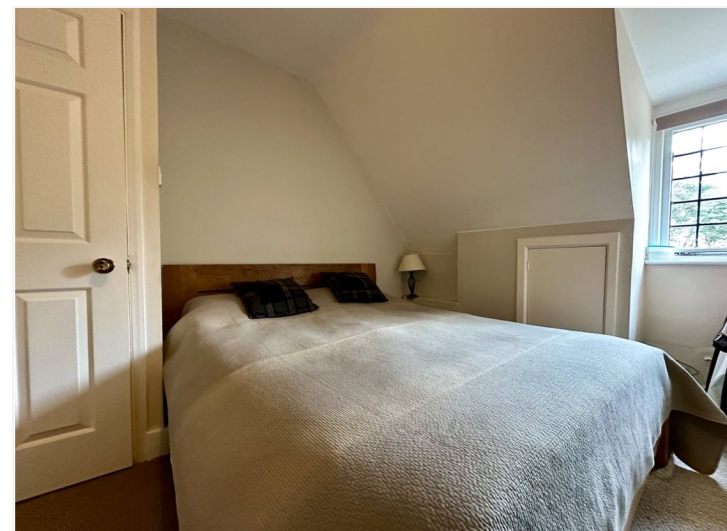
Don't miss the opportunity to make this charming apartment your new home. Contact us today to arrange a viewing.

### ACCOMMODATION

- Character and charm
- South Farnham location
- Outstanding views
- Spacious accommodation
- Two double bedrooms
- Wood burning Stove
- Garden area
- Parking

### DESCRIPTION

A spacious charming 2 double bedroom period upper floor apartment in a rural village setting just outside the town of Farnham. This unfurnished property offers character and modern convenience. Ideal for those seeking a peaceful retreat with stunning views. Available May 2024.



### 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.

Charming two-bedroom upper floor apartment in a period building, situated in a peaceful rural village location. The apartment has been tastefully converted, retaining its original character while offering modern amenities. The spacious living area with log burning stove creates a warm and inviting atmosphere and offers far reaching stunning views. The modern kitchen comes with a fridge freezer, dishwasher and washing machine. Both bedrooms are double sized, providing ample space for relaxation, working from home or guests. The charming bathroom has a roll top bath and separate WC. This property offers a peaceful retreat from the hustle and bustle of city life, making it an ideal home for those seeking a tranquil lifestyle with natural beauty on the doorstep.

