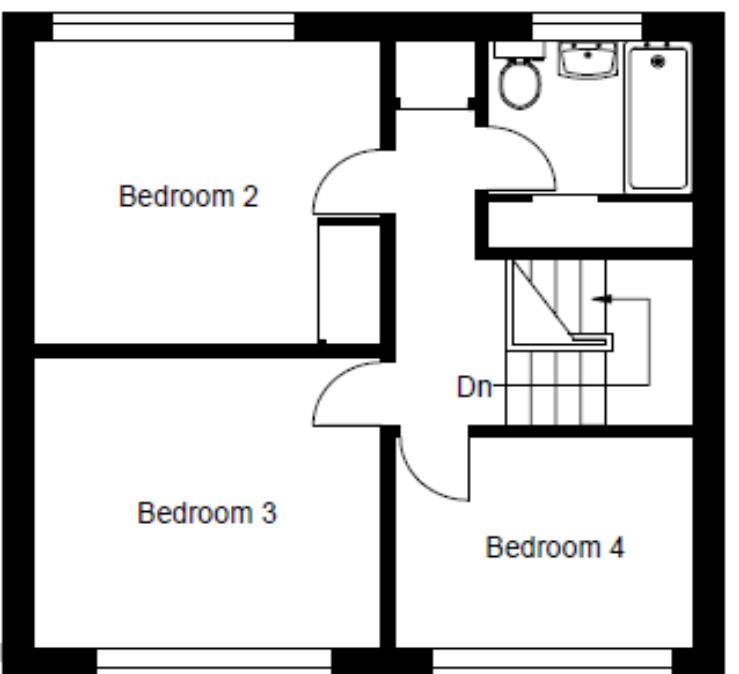
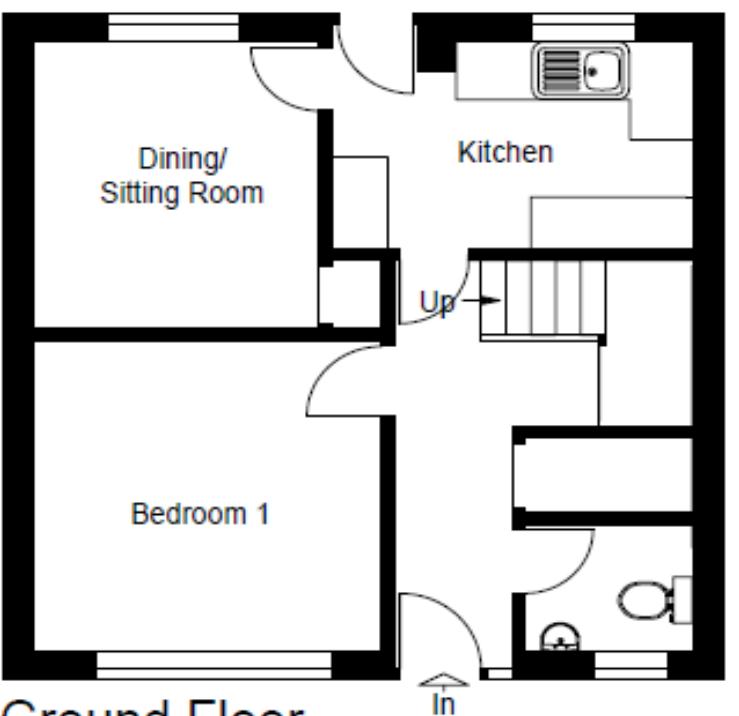


## 248 The Chantrys

|           |             |                |
|-----------|-------------|----------------|
| Bedroom 1 | 3.53 x 3.34 | 11'7" x 11'0"  |
| Bedroom 2 | 3.49 x 3.31 | 11'5" x 10'10" |
| Bedroom 3 | 3.50 x 3.17 | 11'6" x 10'5"  |
| Bedroom 4 | 2.99 x 2.31 | 9'10" x 7'7"   |



First Floor



Ground Floor

© 2005 HOMEPLAN

Tel: 01252 548538

This plan is for layout guidance only. Not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.

Tel 01252 733042

Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)

99 West Street, Farnham, GU9 7EN

Winkworth



The Chantrys, Surrey, GU9

Guide Price £2,800 per month

A fantastic opportunity for a group of 4 students to rent this refurbished 4 bedroom house with garden and off street parking. The house is situated within walking distance (1 mile) of the University of Creative Arts in Farnham and conveniently for the town centre and Farnham railway station. Tenancy start date 11th July 2026. EPC rating D (66)

Tel 01252 733042

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Winkworth



## ACCOMMODATION

Close to UCA  
 Student favourite Channys location  
 Refurbished 2023 with new bathroom, kitchen and carpet  
 Furnished  
 Kitchen with large appliances  
 Shared Living room, Bathroom and Cloakroom  
 Garden  
 Off street parking

## DESCRIPTION

Refurbished last year (2023)! Great house for a group of four UCA students.

The 4 bedroom house with garden is situated within walking distance (1 mile) of the University of Creative Arts in Farnham and conveniently for the town centre and Farnham railway station. Tenancy start date 11th July 2026. EPC rating D (66)

- Ideal for a group of four UCA students to rent as a whole
- All students need UK based Guarantors or use a Guarantee company such as RentGuarantor or HousingHand
- Within a strictly no smoking building.
- Beds, desks and cupboards provided in each bedroom. There is also a sofa and dining table with chairs in the communal space.
- Tenants to pay Utility Bills (UniHomes all-inclusive package available on request)
- Resident Parking



- Video Tour/ Virtual viewings available

## LOCATION

The property is conveniently located within 0.6 miles from the University of Creative Arts approximately 12 minutes walk away from both the campus and Farnham town centre and the train station providing direct access to London Waterloo in approximately the hour. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities.

The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north. There are also outdoor pursuits at nearby Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and biking.

## SERVICES

All mains connected

## LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C (student exemption may be available)

## 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.

| Energy Efficiency Rating                             |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92+) | A       |           |
| (81-91)  | B       |           |
| (69-80)  | C       |           |
| (55-68)  | D       | 66        |
| (39-54)  | E       |           |
| (21-38)  | F       |           |
| (1-20)   | G       |           |
| Not energy efficient - higher running costs          |         |           |
| England, Scotland & Wales                            |         |           |
| EU Directive 2002/91/EC                              |         |           |