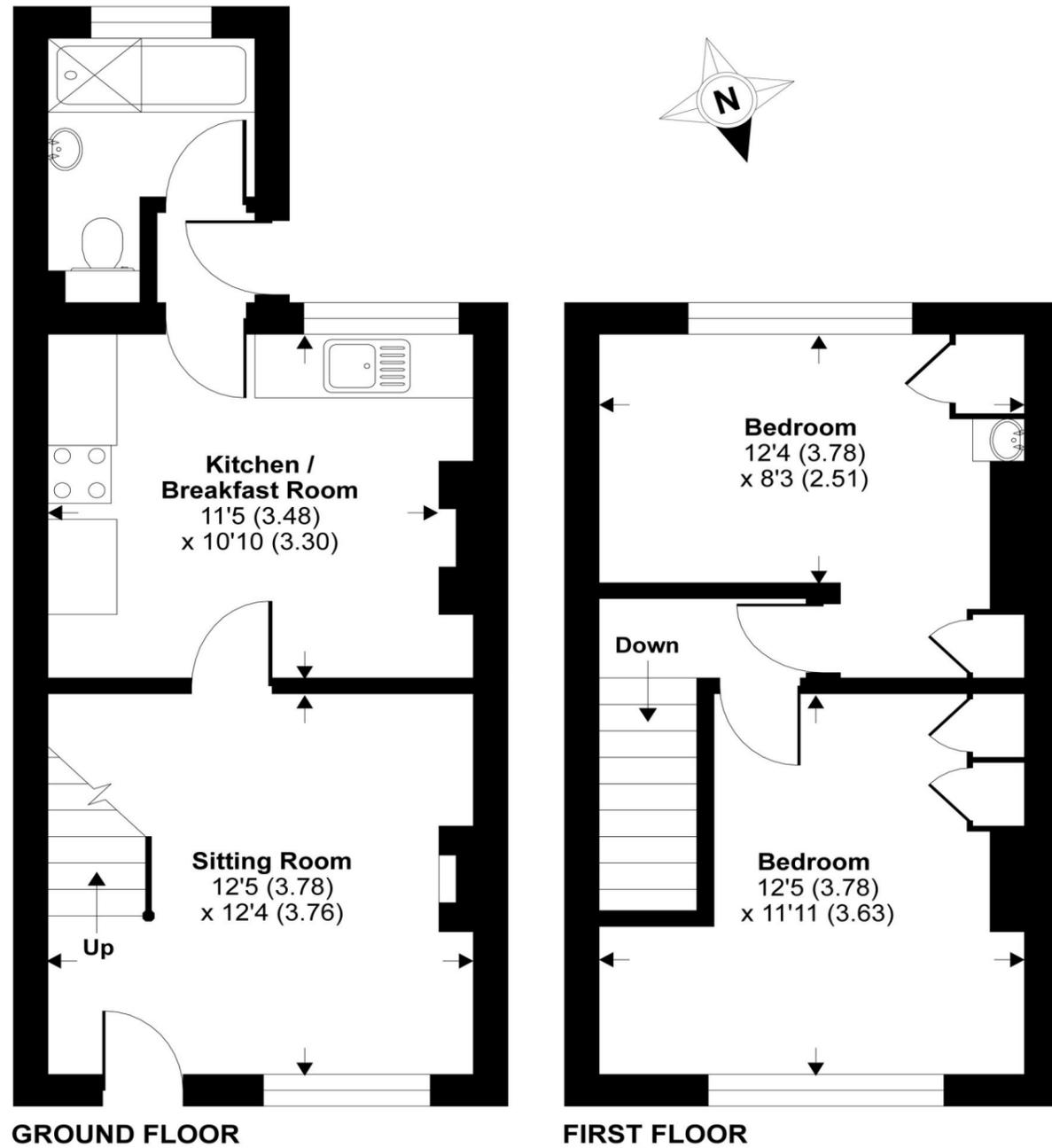


# Northwood Cottages, Tilford Road, Hindhead, GU26

Approximate Area = 630 sq ft / 58.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheocom 2021. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 760248

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**Winkworth**

## Northwood Cottages, Tilford Road, Hindhead, GU26

Guide Price £365,000

Superbly located, this well-presented cottage is believed to date from 1901 and boasts a large south-westerly facing garden and parking at the rear.

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**ACCOMMODATION**

- Character cottage
- Front aspect sitting room with fireplace
- Two double bedrooms
- Enclosed front garden with path
- South-westerly facing rear garden
- Parking for two cars
- Walking distance of local shops and village school
- Overlooking woodland and very close proximity to National Trust land

**DESCRIPTION**

Superbly located, this well-presented cottage is believed to date from 1902 and boasts a large south-westerly facing garden and parking at the rear.

This current homeowner has lived at this property for over thirty years which is testament to this well maintained property.

The property is situated in a quiet and sought after location and the ground floor comprises sitting room with open feature fireplace, large kitchen/breakfast room, newly fitted family bathroom. Upstairs there are two large double bedrooms; both with fitted wardrobes. The bedroom overlooking the rear garden also has a sink. There is also an extensive loft with potential for conversion.

Outside the front and rear gardens are both generous in size with the attractive south-westerly facing rear garden extending to approximately 100ft. The garden is enclosed by wooden fencing and mature hedging and is mainly laid to lawn. There is parking for two vehicles and space to construct a garage at the end of the garden accessed by a private road.



**LOCATION**

Nestled between acres of National Trust land and open heathland, Beacon Hill village offers a wonderful fusion of the larger towns of Grayshott and Haslemere with the smaller outlying rural village offering conveniences including playing fields, local shops, dentists, pharmacy, churches, Hindhead golf course and a range of highly rated state and private schools.

The larger towns of Farnham and Haslemere are within a short driving distance, both with high street shopping, a vast array of restaurants catering for most tastes and a range of coffee houses with both towns ideally located for the commuter with fast links to the airports and main-line rail connections to London in under an hour. Access to the A3 is just a few minutes away, with dual carriageways leading to London and Portsmouth.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming

**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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(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	