

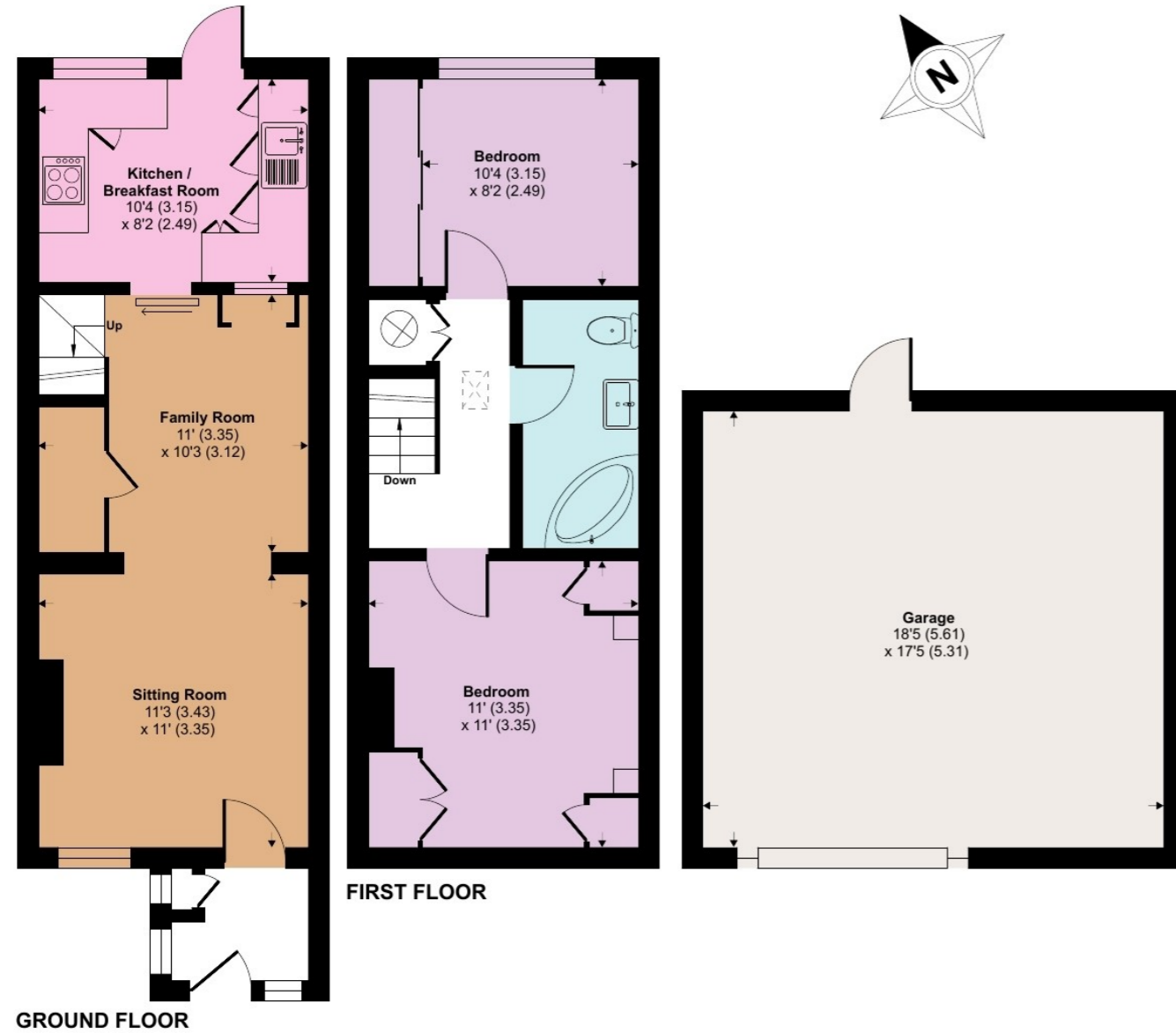
Tilford Road, Tilford, Farnham, GU10

Approximate Area = 697 sq ft / 64.7 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 1021 sq ft / 94.8 sq m

For identification only - Not to scale



TILFORD ROAD, TILFORD, FARNHAM, SURREY, GU10

Offers in excess of £450,000

A charming cottage set in the heart of Tilford village surrounded by beautiful countryside.

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ACCOMMODATION

- Character cottage
- Two reception rooms
- Two bedrooms
- Far reaching countryside views to front and rear
- Large rear garden
- Double garage
- Parking for several vehicles
- Immediate proximity to Hankley Common
- Semi rural village location

DESCRIPTION

This pretty character cottage is situated within a sought after semi rural position that boasts fantastic countryside views and backs onto Hankley Common.

The property is within close proximity to Tilford village green and the ground floor comprises front porch leading onto sitting room with fireplace, family/dining room with storage cupboard, fully fitted kitchen/breakfast room with door to rear patio.

Upstairs there is a principal bedroom with built in wardrobes, further double bedroom with built in wardrobe and views to rear garden and countryside, family bathroom and airing cupboard.

Outside the generous, flat rear garden is mainly laid to lawn and consists of large patio, summerhouse, greenhouse, a mixture of shrubs and bedding plants, double garage with electric door and parking for several vehicles. At the front of the property there is a small front garden.



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, two schools, a fishing lake and tennis courts. 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.

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 including Brightwells Yard. 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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 88 |
| (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 | |