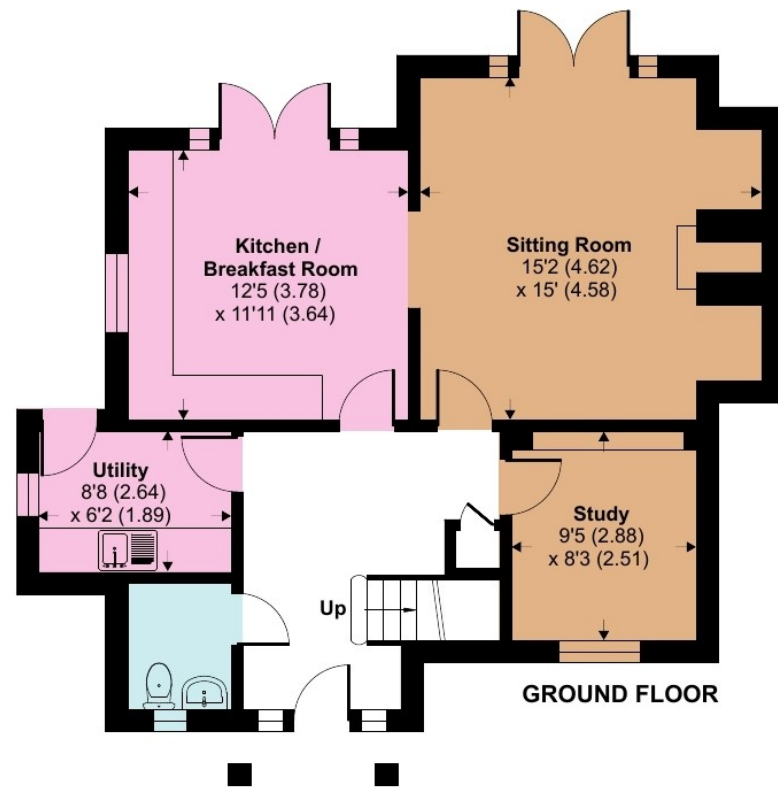
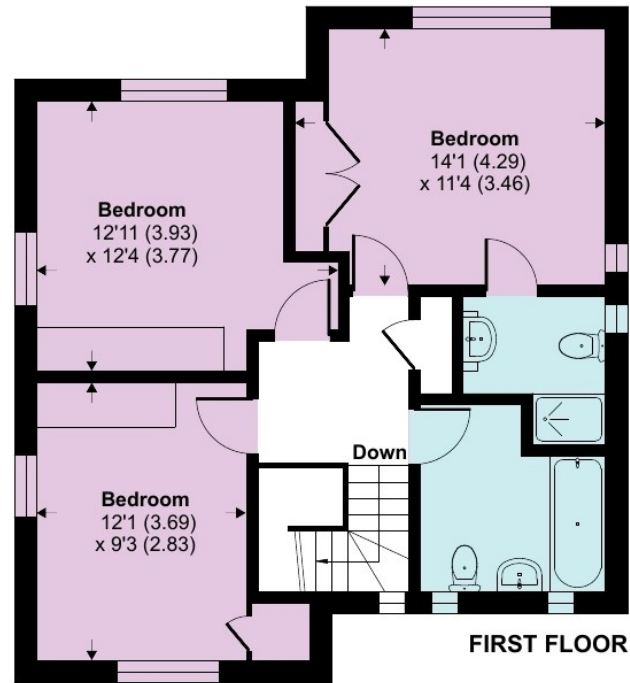


# East Bridge Close, Tilford, Farnham, GU10

Approximate Area = 1301 sq ft / 120.8 sq m

For identification only - Not to scale



## EAST BRIDGE CLOSE, TILFORD, FARNHAM, SURREY, GU10

Guide Price £1,100,000

With gated access, this property is located on a private road, with a westerly facing garden, set in the heart of this picturesque Surrey Village.

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

- High specification kitchen/breakfast room
- Turnkey living
- Principal suite and two further bedrooms
- Gated entrance
- Quintessential village location
- Far reaching countryside views
- West facing garden
- No onward chain

**DESCRIPTION**

This home was built in 2019 and has been finished to a high specification. Featuring under floor heating throughout with room temperature controls, solid wood and stone flooring, interior designed blinds and curtains throughout, dimmer switch lighting and low voltage circuit for table lamps. Bathroom specification includes stone floors, double headed showers, heated towel rails, vanity storage and mirrored bathroom cabinets with lighting and shaver sockets.

The ground floor comprises entrance porch leading onto a grand entrance hall with impressive timber staircase, a well-proportioned sitting room with impressive brick inglenook fireplace, log burning stove and French doors to garden, kitchen/breakfast room hub with white shaker style fitted units and Corian worktop, premium branded appliances including integral fridge/freezer, dishwasher, electric oven and gas hob, microwave and wine cooler. There is a utility room with premium branded washing machine and tumble dryer, heated towel rail, boiler and sink, and a dual aspect study completes the ground floor.

On the first floor there is a spacious landing with storage cupboard, double aspect principal bedroom with views over fields, two double fitted wardrobes and en suite shower room, two further double bedrooms and family bathroom.



There is a 10 year Buildzone New Homes Warranty from November 2019 - 5 years remaining and part of the development was highly commended in The 2023 Waverley Design Awards.

**Outside**

There is video entryphone, electric gates, driveway parking for several cars, exterior lighting, landscaped garden with paved patio, raised beds and views over fields/nearby countryside overlooking the River Wey.

**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, schools 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 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. 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 | Tax Band G**

**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>	82	91
(69-80) <b>C</b>		
(55-68) <b>D</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	