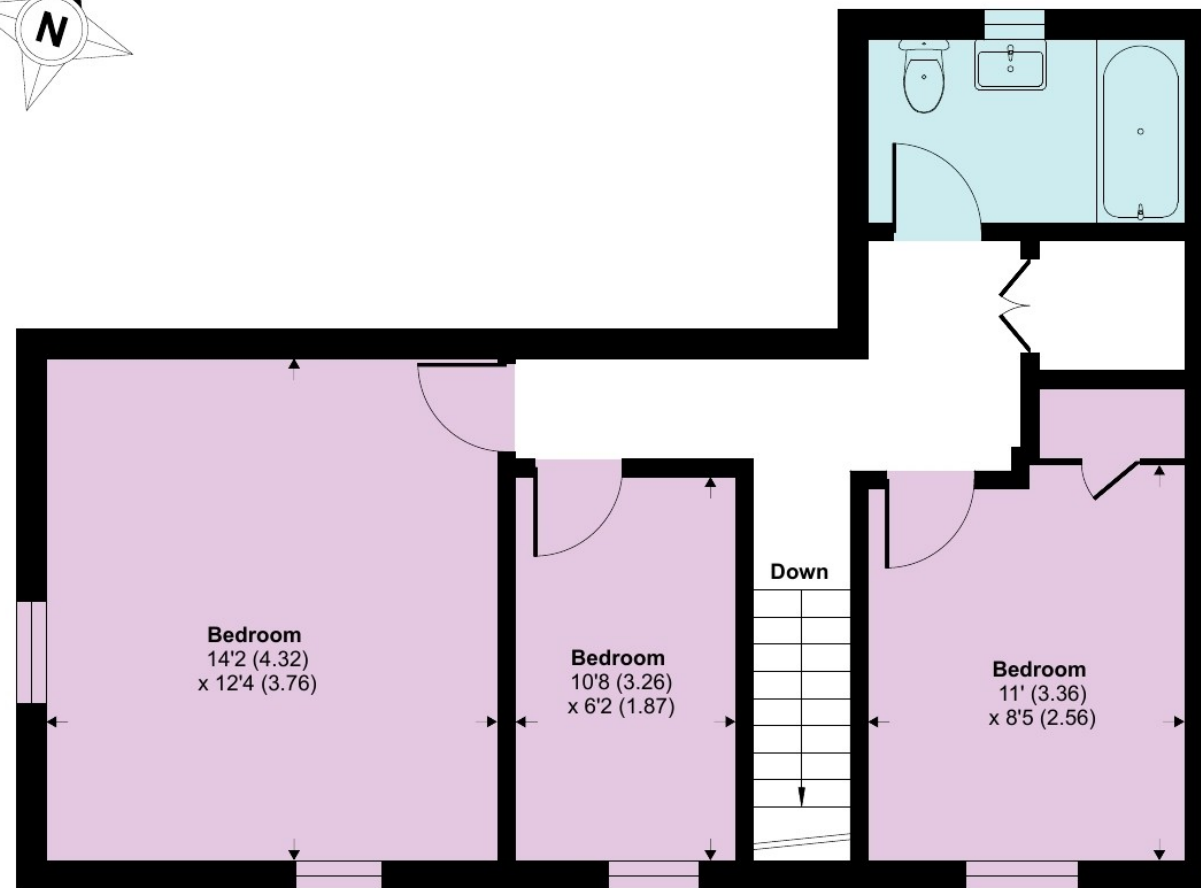


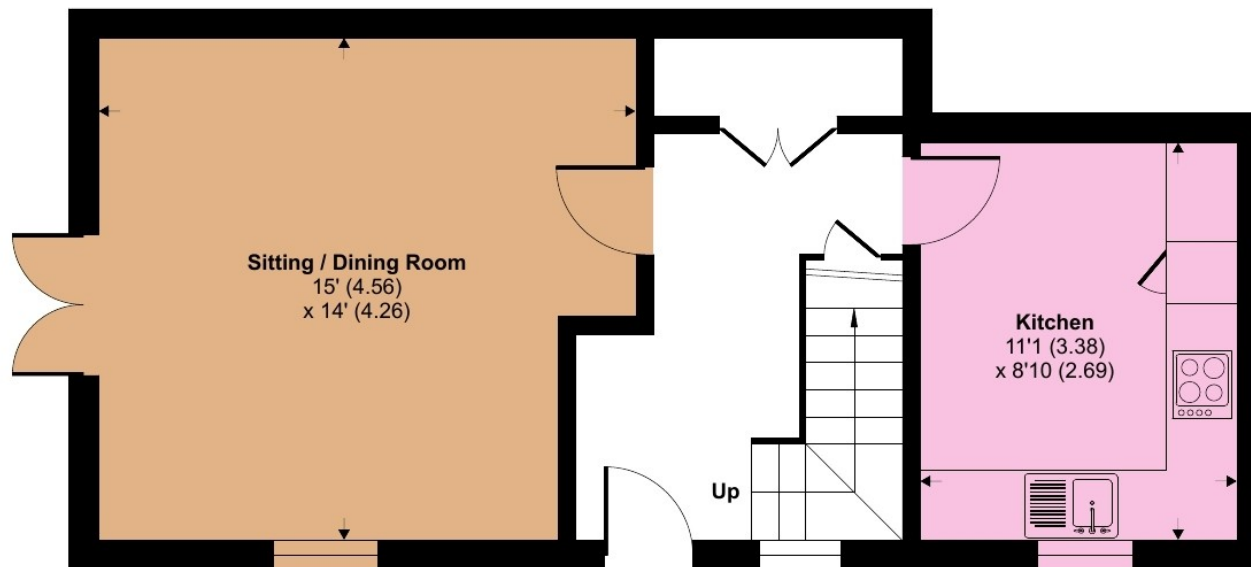
The Old Post House, Tilford Street, Tilford, Farnham, GU10

Approximate Area = 936 sq ft / 86.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



TILFORD STREET, TILFORD, FARNHAM, SURREY, GU10

Guide Price £499,950

This property has the benefit of off street parking and is situated in a superb quintessentially English village location within close proximity to shop/post office, school, church, pub and village green.

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ACCOMMODATION

- Three bedrooms
- Sought after position
- Quintessential village location
- Countryside views
- South-westerly facing garden
- Driveway
- No onward chain

DESCRIPTION

A sympathetic conversion of the old village Post House into a unique cottage, this property is ideally located in an extremely sought after village location.

Wisteria House comprises front porch way leading to a large entrance hallway, a spacious sitting/dining room with French doors to side garden, a fully fitted kitchen/breakfast room and large storage cupboard.

To the first floor, there are two double bedrooms, single bedroom and family bathroom.

Outside
The property is approached via a tarmac driveway with parking for several cars. There is a small garden to the side that is mainly laid to lawn. This benefits from facing in a south-westerly direction.

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 | Council Tax Band D

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.

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		