

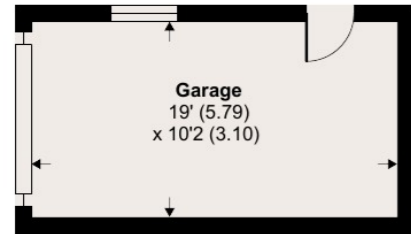
East Bridge Close, Tilford, Farnham, GU10

Approximate Area = 1961 sq ft / 182.1 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 2154 sq ft / 200 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR

FIRST FLOOR



EAST BRIDGE CLOSE, TILFORD, FARNHAM, SURREY, GU10

Guide Price £1,350,000

Set in a stunning, secluded private road, this detached property has a westerly facing garden, set in the heart of this picturesque Surrey Village.

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ACCOMMODATION

- High specification kitchen/dining/family 'hub' room
- Three reception rooms
- Turnkey living
- Principal suite and three further bedrooms
- Village location
- Detached garage
- Far reaching countryside views
- West facing garden
- No onward chain

DESCRIPTION

This recently built house has been finished to a luxury 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 an inviting entrance hall with impressive timber staircase, a well-proportioned triple aspect sitting room with log burning stove, kitchen/breakfast/family room hub with white shaker style fitted units, Corian worktop and breakfast bar, premium branded appliances including US style fridge/freezer, dishwasher, electric oven and 5 ring gas hob, microwave and wine cooler. There is an adjoining utility room with washing machine, tumble dryer, boiler and sink, smart downstairs w.c and a study room completes the ground floor.

On the first floor there is a double aspect principal bedroom suite with two double fitted wardrobes and en suite shower room, guest bedroom with fitted wardrobes and en suite shower room, two further double bedrooms (one with fitted wardrobe), large landing area 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, single garage with electric door, driveway parking for several cars, exterior lighting, landscaped garden with paved patio, raised beds and views over fields/nearby countryside overlooking the River Wey.

There is an adjacent field of 1.82 acres that is available via separate negotiation.

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+) A		
(81-91) B	85	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	