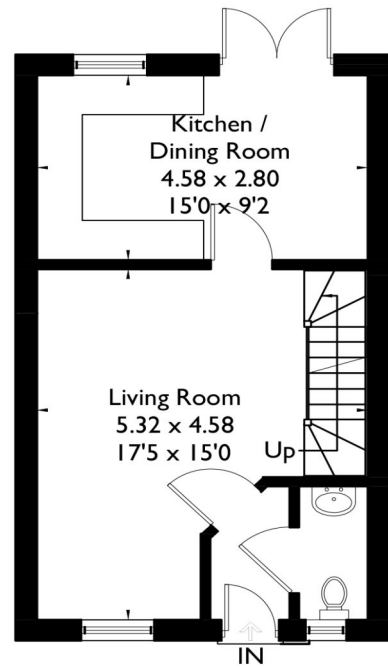


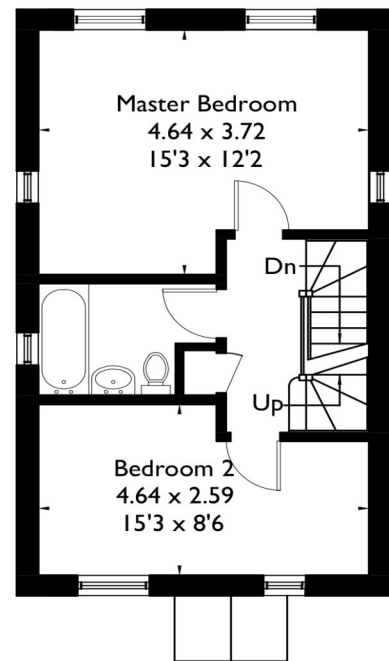
Approximate Gross Internal Area = 95.4 sq m / 1027 sq ft



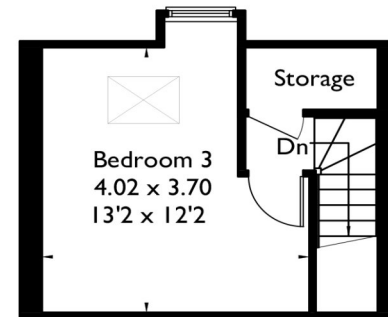
### Wren Cottage



Ground Floor



First Floor



Second Floor



Illustration for identification purposes only. Not to scale  
Ref: 222580

Tilford Street, Surrey, GU10

Guide Price £2,300 per month

A stunning recently built 3 bedroom end of terrace property set over three floors with off street parking and a south westerly facing garden. Unfurnished. Available 5th April 2025. EPC B (83)

Tel 01252 733042  
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**Winkworth**



**ACCOMMODATION**

- 3 Bedrooms
- High specification
- Sought after position
- Quintessential village location
- Countryside views
- South-westerly facing garden
- Reserved parking space
- No onward chain

**DESCRIPTION**

The stunning three-bedroom end of terrace house was constructed in 2019 is beautifully fitted to a high specification. The house is set over three floors and is accessed from the entrance hallway on the ground floor leading to the living room which boasts a beautiful wooden floor. The stunning kitchen/dining room boasts an excellent range of modern floor and wall mounted units and integrated Bosch appliances comprising dishwasher, washer/dryer, fridge/freezer, gas hob with extractor over, oven and microwave. Further benefitting from a tiled floor with double doors opening out into the South westerly facing patio area and garden beyond. A cloakroom can also be found to the ground floor.

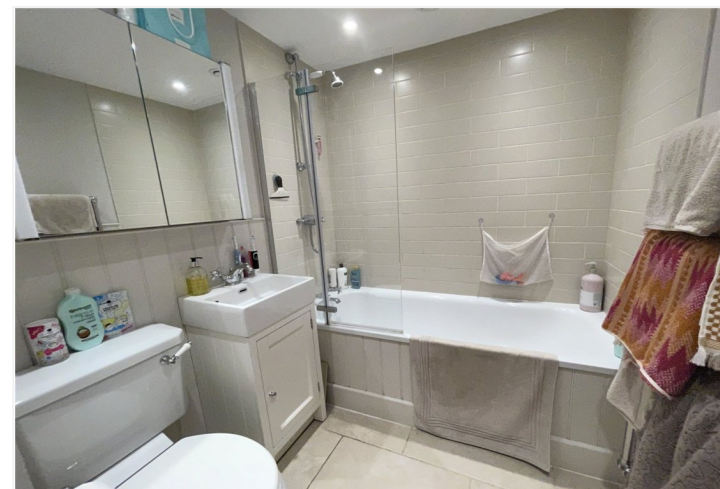
To the first floor, the master bedroom benefits from double aspect overlooking the rear. A further bedroom and a stylish family bathroom with modern suite and a shower over the bath can be found. Stairs leading to the second floor allow access to a further double bedroom featuring a Velux window overlooking the rear. A useful storage cupboard is also located to the second floor.

**OUTSIDE**

The property is approached via a picket fence opening onto the pathway with walled garden laid to lawn either side. To the rear, which is south westerly facing, there is an area of patio ideal for outside entertaining and an area of lawn. A brick-built wall, fencing and mature hedging provide a degree of seclusion. A rear gate provides access to the allocated parking found at rear of the property.

**SERVICES**

All mains connected



**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, post office 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 Hindhead, Hankley and Farnham. 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 and Charterhouse are all within a short drive.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming. Council Tax Band D

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective tenant that these 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 particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		94
(81-91)	B	83	
(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	