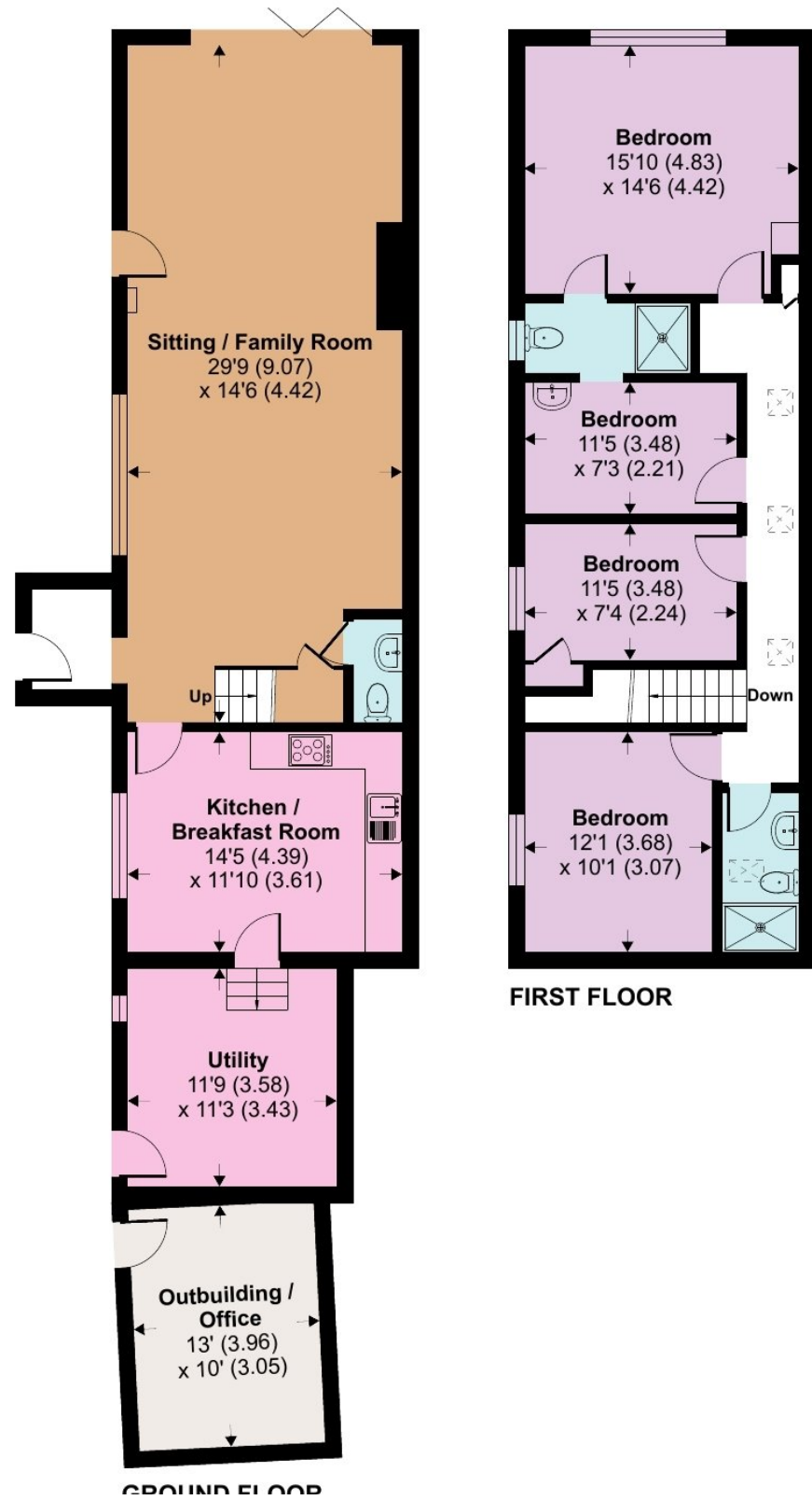


Tilford Road, Tilford, Farnham, GU10

Approximate Area = 1605 sq ft / 149.1 sq m
 Outbuilding / Office = 130 sq ft / 12 sq m
 Total = 1735 sq ft / 161.1 sq m
 For identification only - Not to scale



Tilford Road, Tilford, Farnham, Surrey, GU10

Offers in Excess of £895,000

Set within stunning gardens and grounds of approx. 1.25 acre adjoining a stream, a beautifully converted coach house situated within this prime Surrey village.

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ACCOMMODATION

- Open plan accommodation
- Large kitchen/breakfast room
- Utility room
- Principal bedroom with en suite shower room
- Three further bedrooms
- Large driveway
- South/westerly facing gardens of approx. 1.25 acre
- Adjoining outbuilding
- No chain

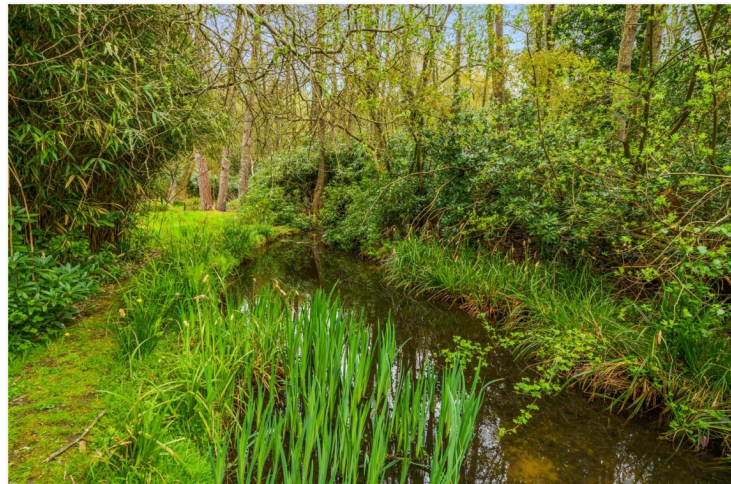
DESCRIPTION

A recently converted four bedroom Coach House that is well presented throughout and boasts turnkey, open plan accommodation.

The property is situated in the highly regarded and quintessential village of Tilford and is amongst beautiful grounds of approx. 1.25 acre.

This attractive conversion has fantastic accommodation throughout and comprises entrance porchway, open plan sitting/family room with feature fireplace, oak flooring and bifolding doors to patio, newly fitted kitchen/breakfast room with electric oven and gas hob, full size fridge, separate freezer and washing machine, adjoining utility room with door to front driveway, downstairs cloakroom, understairs storage and adjoining outbuilding with potential to convert to a home office.

Upstairs are four generous bedrooms, principal bedroom with en-suite shower room all benefitting from lovely views over the grounds.



Outside is an astounding mature plot of approx. one acre, with its own stream, a super collection of shrubs and plants, plenty of visiting wildlife, well tended over the years and ample parking to the front.

LOCATION

The highly regarded village of Tilford is a much sought after location, just South of Farnham. Tilford provides for everyday needs, a public house, church, local convenience shop, primary school and a nursery.

Nearby there is Hankley Common and Frensham Common, ideally placed to benefit from a wide range of country pursuits, including walking, running, cycling, riding, fishing and sailing at Frensham Great Pond. Local amenities can be found in Rushmoor, Churt, Hindhead and Tilford where you will find a number of shops, a variety of public houses, schools and churches. More extensive amenities can be found in Farnham to the north, where there is a train station, providing access to London Waterloo in approximately an hour. The A31 links to Guildford and the A3 to the east and Winchester and Alton to the west. The Blackwater Valley Link Road, enables dual-carriageway access to the M3 joining at junction 6. The area is renowned for local government funded and independent schools including South Farnham School, Weydon and Frensham Heights, Edgeborough, St Edmunds and Charterhouse.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

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

