

The property benefits from double glazing.

#### OUTSIDE

The property is approached from double gates providing off street parking for 2 cars. The side and rear gardens are mostly laid to lawn, bordered by hedging offering a high degree of seclusion.

#### LOCATION

The property is situated in this peaceful location on the western fringes of the town within walking distance of the University of Creative Arts (0.5 mile) and the centre of Farnham. Farnham is a historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Within the town is a train station providing direct access to London Waterloo in approximately the hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and cycling.

#### SERVICES

Mains gas, electricity, water and drainage.

#### LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band D (student exemption may be available from council)

#### 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.



### Waynflete Lane, Surrey, GU9

£3,750 per month

A very conveniently located property ideal for a group of 6 UCA students as the house is in short walking distance of the University of Creative Arts (0.5 mile). Available 18th June 2025. Part Furnished. EPC D (67)

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**ACCOMMODATION**

- 6 Bedrooms,
- En Suite shower Room and Family Bathroom,
- Sitting Room and Conservatory
- Kitchen,
- Garden
- Off Street Parking for 2 Cars.
- Ideal for a group of six UCA students to rent as a whole
- All students need either UK based Guarantors, to use a professional guarantor company or will need to pay the year's rent in advance.
- Beds, and cupboards provided in each bedroom.
- Tenants responsible for paying Utility Bills
- No pets/ No smoking

**DESCRIPTION**

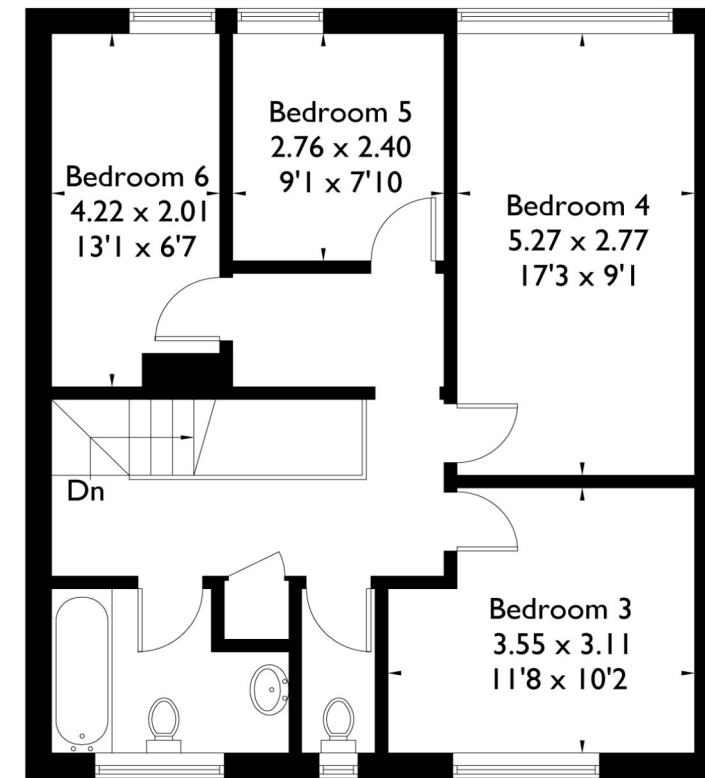
A lovely spacious house, ideal for a group of 6 UCA students. The property is accessed via a covered porch. From the entrance hall one enters the newly fitted kitchen which benefits from a range of wall and floor mounted units, an electric induction hob, electric oven, microwave, sink with drainer, washing machine and dish washer. Of particular note is the 17'8 drawing room opening up via double doors into the conservatory which overlooks the west facing rear garden. There are two bedrooms on the ground floor, one with an ensuite shower room.

To the first floor there are four bedrooms a family bathroom and a separate cloakroom.

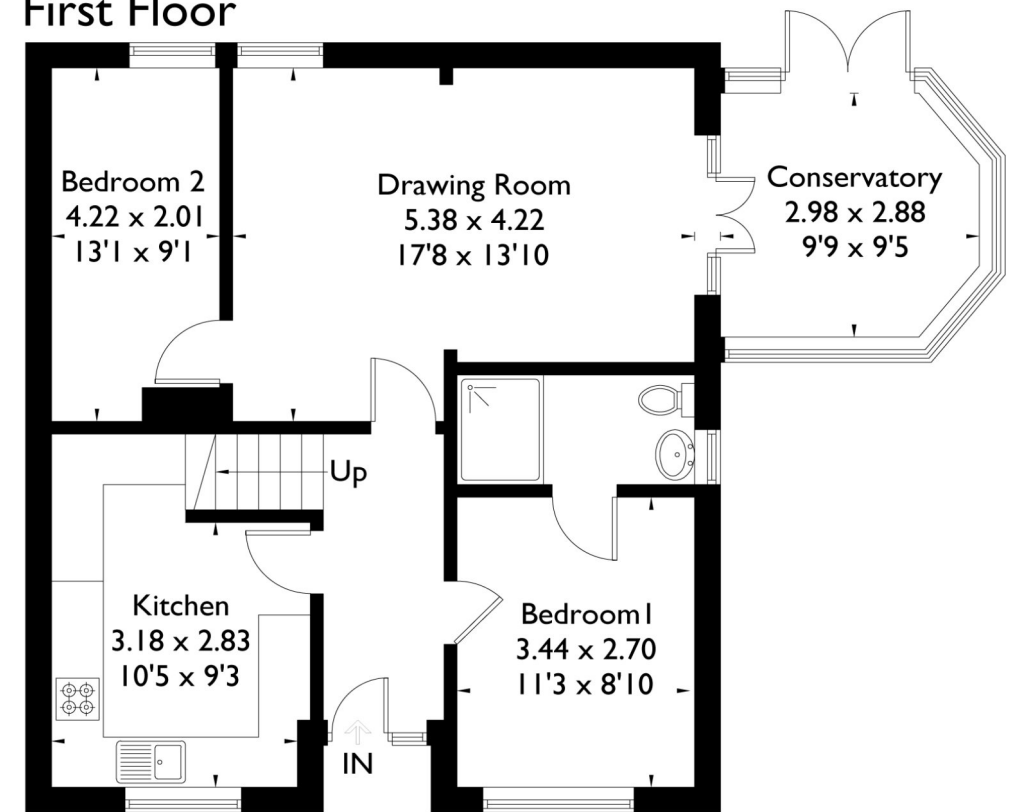


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area  
135.0 sq m / 1453 sq ft



**First Floor**



**Ground Floor**

FLOORPLANZ © 2018 0203 9056099 Ref: 216658

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.