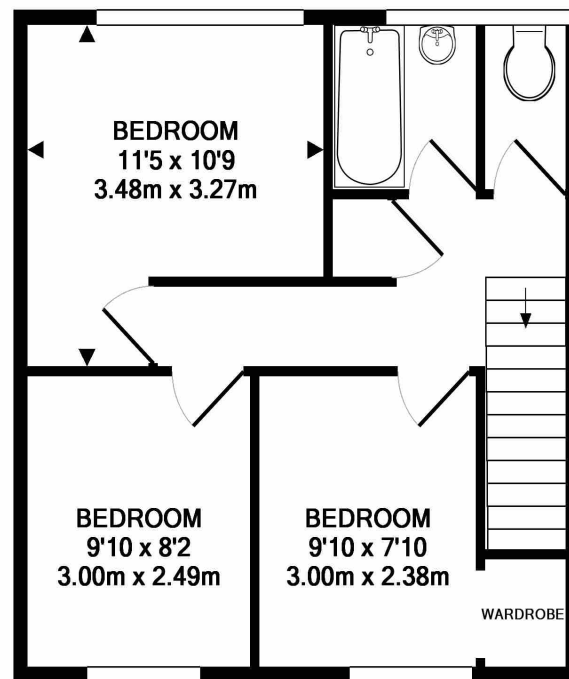


GROUND FLOOR  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 408 SQ.FT.  
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 930 SQ.FT. (86.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## The Chantries, Surrey, GU9

Guide Price £2,300 per month

A fantastic opportunity for a group of 4 students to let this 4 bedroom house with garden. The house is situated within walking distance (1 mile) of the University of Creative Arts in Farnham and conveniently for the town centre and Farnham railway station. Tenancy to commence 22nd August 2025. EPC rating C (73)

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
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**Winkworth**

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**ACCOMMODATION**

- 4 Bedrooms
- Part Furnished
- Kitchen
- Conservatory
- Bathroom & Separate WC
- Washing Machine and Fridge/Freezer
- Popular student location
- Easy walking distance to UCA

**DESCRIPTION**

- Ideal for a group of four UCA students to rent as a whole
- All students need either UK based Guarantors, to use a guarantee company or will need to pay the year's rent in advance.
- Within a strictly no smoking building.
- Beds and cupboards provided in each bedroom.
- Tenants to share household Utility Bills.
- No pets
- Residents Parking
- Video Tour/ Virtual viewings available



**LOCATION**

The property is conveniently located within 0.6 miles from the University of Creative Arts approximately 12 minutes' walk away from both the campus and Farnham town centre and the train station providing direct access to London Waterloo in approximately the hour. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. 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 nearby Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and biking.

**SERVICES**

All mains connected

**LOCAL AUTHORITY**

Waverley Borough Council Band C (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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</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	