

# 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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 1194685

**Winkworth**

## East Bridge Close, Tilford, Surrey, GU10

**Guide Price** £8,500 per month

A stunning recently built 4 bedroom detached property with a fabulous kitchen and westerly facing garden, set in the heart of this picturesque Surrey Village. There is off street parking and a garage behind a security gate. Short Term Let. Available Now. Unfurnished. EPC rating B (82)

Tel 01252 733042

Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
 99 West Street, Farnham, GU9 7EN

**Winkworth**

Tel 01252 733042

Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
 99 West Street, Farnham, GU9 7EN

**Winkworth**



## ACCOMMODATION

- SHORT LET AVAILABE NOW
- Immaculate 4-bedroom detached house
- Fabulous Kitchen Dining Room with high-end built-in appliances
- Sought after village location
- Stunning Views over fields, river and village green/cricket pitch/school
- Family Bathroom plus two ensembles
- Underfloor heating throughout
- Garage with electric door

## DESCRIPTION

The property was constructed in 2019 and has been finished to a luxury specification. Featuring: Alarm, under floor heating throughout, solid wood or stone flooring, interior designed blinds and curtains throughout and dimmer switch lighting. Bathroom specification includes stone floors, double headed showers, heated towel rails, vanity storage and mirrored bathroom cabinets with lighting & shaver sockets.

Spacious entrance hall with impressive timber staircase. A well-proportioned triple aspect Drawing Room with log burning stove. Impressive stylish Kitchen/Dining Room with shaker style fitted units, Corian worktop & breakfast bar. Premium branded appliances including US style fridge/freezer, dishwasher, electric oven and 5 ring gas hob, microwave, wine cooler, washing machine and tumble dryer, boiler and sink. The Study/ Playroom completes the ground floor. Master bedroom with fitted wardrobes and Ensuite Shower Room. Guest Bedroom with fitted wardrobes and Ensuite Shower Room. Two further double bedrooms and Family Bathroom.



Video entry phone, electric gates, single garage with electric door, driveway parking, exterior lighting, landscaped garden with paved patio, raised beds and views over fields. Gardening maintenance included within the rent.

## 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, Charterhouse and The Royal School are all within a short drive.

**LOCAL AUTHORITY** Waverley Borough Council, Godalming

## 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		
(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	