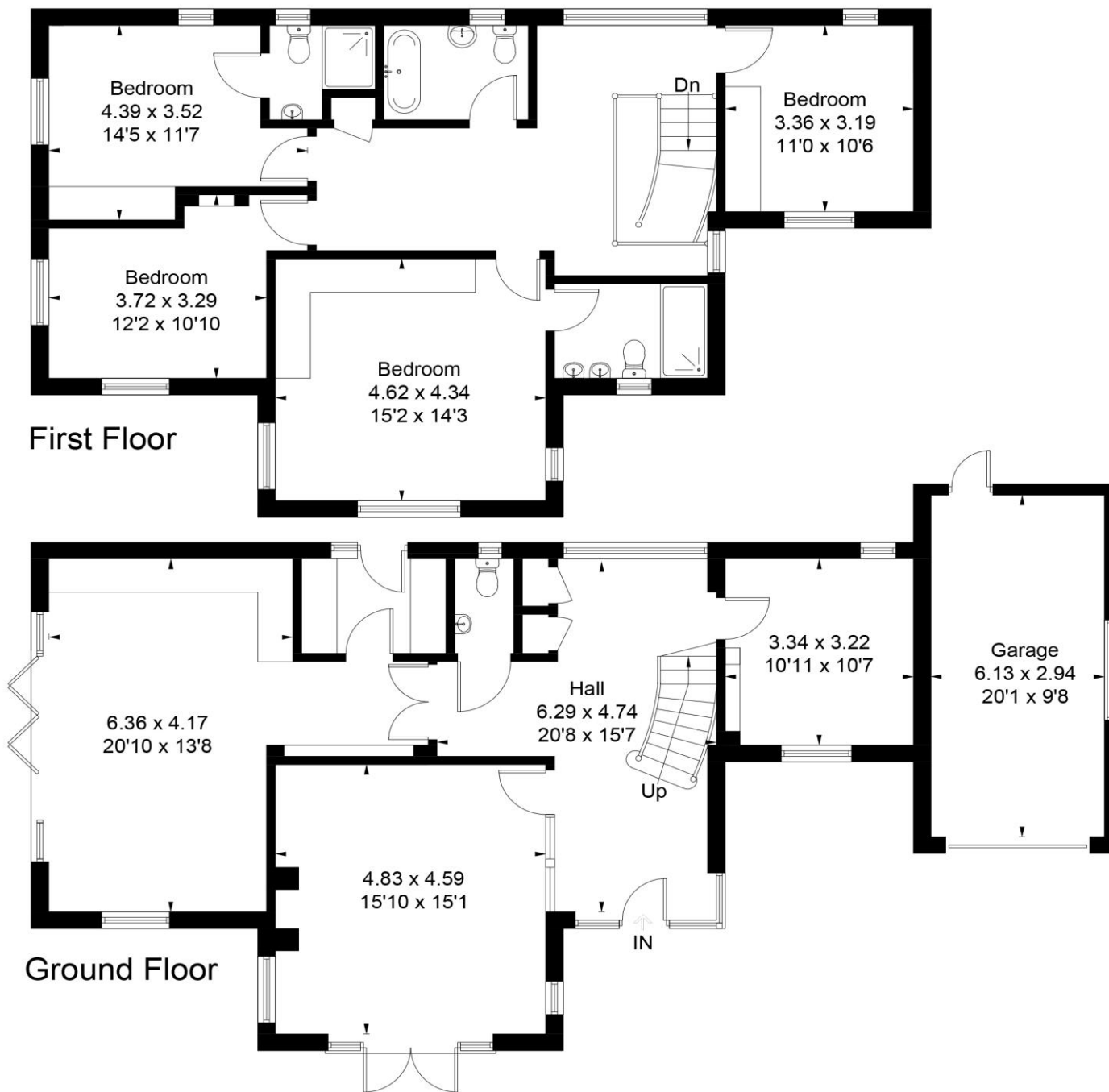


Approximate Floor Area = 187.1 sq m / 2014 sq ft
Garage = 18.1 sq m / 195 sq ft
Total = 205.2 sq m / 2209 sq ft



East Bridge Close, Tilford, Surrey, GU10

Guide Price £4,250 per month

A stunning secluded new build 4 bedroom detached property with a westerly facing garden, set in the heart of this picturesque Surrey Village. There is off street parking and a garage behind a security gate. Includes Gardening services. Long Term Let. Available November 22. More photographs to follow soon. EPC rating B (82)

Tel 01252 733042

**Email Farnham@winkworth.co.uk
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ACCOMMODATION

3 Reception rooms, 4 bedrooms, 3 bathrooms, Garden, Garage.

DESCRIPTION

This recently built house has been finished to a luxury specification. Featuring: Alarm, under floor heating throughout with room temperature controls, solid wood or stone flooring, interior designed blinds and curtains throughout, dimmer switch lighting and low voltage circuit for table lamps. Bathroom specification includes stone floors, double headed showers, heated towel rails, vanity storage and mirrored bathroom cabinets with lighting and shaver sockets.

Spacious entrance hall with impressive timber staircase and floor to ceiling glazing, various fitted cupboards. Downstairs WC.

A well-proportioned triple aspect Sitting Room with log burning stove and French doors to garden.

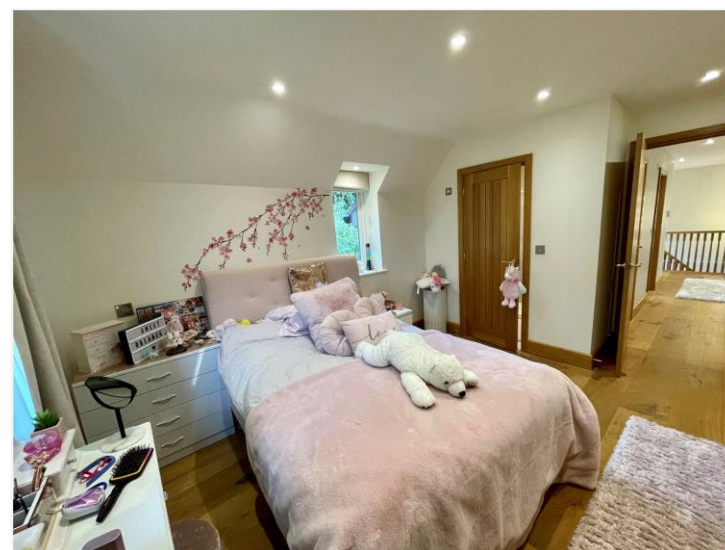
Kitchen/Dining Room with white shaker style fitted units, Corian worktop and breakfast bar. Premium branded appliances including US style fridge/freezer, dishwasher, electric oven and 5 ring gas hob, microwave and wine cooler.

Utility Room with premium branded washing machine and tumble dryer, boiler and sink.

The dual aspect study completes the ground floor.

Spacious landing with floor to ceiling glazing and storage cupboard. Triple aspect master bedroom with two double fitted wardrobes and Ensuite Shower Room.

Guest Bedroom with fitted wardrobes and Ensuite Shower Room. Two further double bedrooms and Family Bathroom.



OUTSIDE:

Video entryphone, 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. Band G

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		92
(81-91)	B	86	
(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	