



Charles Hill, Tilford, Farnham, Surrey

A fabulous opportunity to purchase and create a unique family home. Set in a tranquil setting and on a secluded, private lane of 11 houses with direct access to Crooksbury Common, perfect for dog walking.

The mature plot extends to approximately 0.77 acres, with a pretty walled garden that features an extensive lawn and attractive well stocked borders. The current property offers a living and dining room overlooking the garden, kitchen, four bedrooms, ground floor shower room and a first floor bathroom. There is gated driveway parking to the front of the house and a home office.

Freehold

Council tax band E

- Four bedrooms
- No onward chain
- Entrance hall
- Two reception rooms
- Kitchen
- Family bathroom
- Shower room
- Home office/studio
- Electric heating
- Partially double glazed
- Private plot of 0.77 acres
- Gated driveway parking

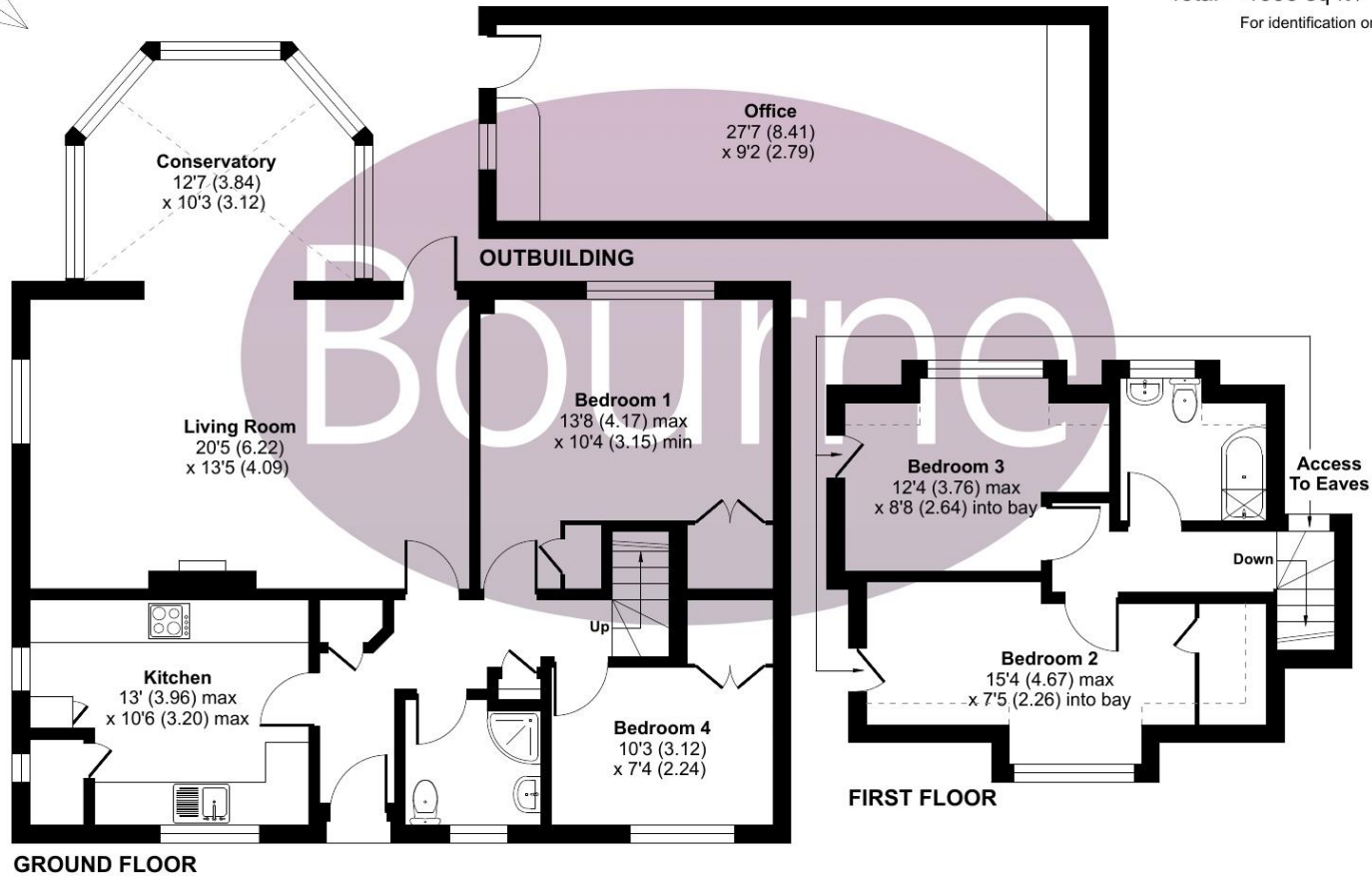


Floorplan

The Garden Cottage Charles Hill, Tilford, Farnham, GU10

Approximate Area = 1273 sq ft / 118.2 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Outbuilding = 254 sq ft / 23.5 sq m
Total = 1555 sq ft / 144.3 sq m

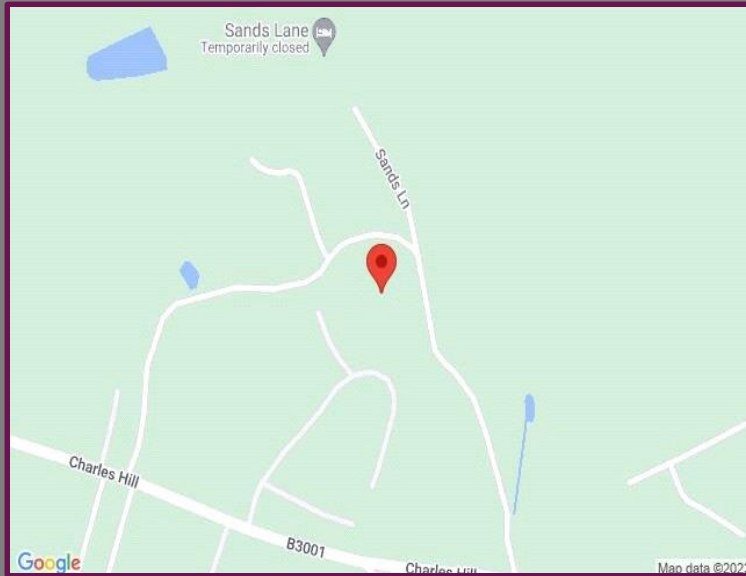
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 1061049

Location

The property is situated between the sought after villages of Tilford and Elstead and is surrounded by stunning countryside, offering miles of beautiful walks on the doorstep. Farnham's elegant Georgian town centre, which offers a large selection of shops and restaurants, together with sporting and recreational facilities and the mainline station, is within 4 miles.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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