

Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

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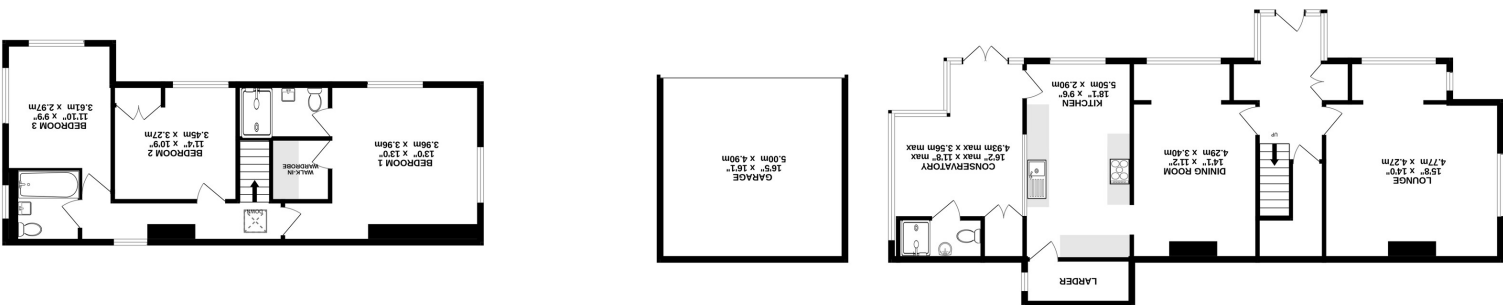
15 Downing Street , Farnham, Surrey, GU9 7PB

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TOTAL FLOOR AREA : 1561sq.ft. (145.0 sq.m.) approx.

SQFT NOT INCLUDING GARAGE



1ST FLOOR

GROUND FLOOR



Pinewood Lodge, Eglinton Road, Rushmoor, Farnham, Surrey. GU10 2HA.
£3,000 pcm

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Description

Pinewood Lodge is an attractive character home set in the popular semi rural area of Rushmoor. The property has undergone considerable modernisation and is sure to appeal to people wishing to reside in such a tranquil setting.

The accommodation includes a spacious entrance hall with quarry tiled floor, separate lounge and dining room with bays overlooking the grounds, a re-fitted kitchen/breakfast room with integrated appliances, quarry tiled floor and walk in pantry, as well as a conservatory with a laundry cupboard and re-fitted shower room. On the first floor you will find three generous bedrooms which all enjoy views over the grounds and beyond. The master bedroom benefits from an en-suite shower room and walk in wardrobe, while the remaining bedrooms are served by a re-fitted family bathroom.

The plot extends to approximately 1.34 acres, with a large wooded area, generous lawns and a shingle drive providing parking for a number of cars. A double garage and large garden shed offer plenty of storage. The house and gardens enjoy a southerly aspect and the garden offers a good degree of privacy.



Rushmoor is a fabulous location, surrounded by thousands of acres of countryside, ideal for walkers, riders and cyclists. There are numerous walks and outdoor pursuits on the doorstep, including Hankley Common, The Flashes, Devils Jumps, Frensham Common, Frensham Ponds and Hankley Golf Club. Once you have worked up an appetite you can visit the very popular Duke of Cambridge pub. There is an excellent selection of schooling in the area and Farnham's elegant Georgian town centre is within 5 miles, offering a wide selection of shopping, dining and recreational facilities, as well as a mainline station.

Viewings are highly recommended to fully appreciate this wonderful house and its beautiful grounds. Make sure to allow extra time to explore the surrounding area, you won't be disappointed!

The property benefits from gas central heating and all mains services, the water supply is not metered. Superfast broadband is available in the area and mobile reception is poor, so tenants should conduct their own onsite checks. Cables are in place for EV charging but have not been connected to a charging unit. Tenant may install if desired.

Tenant is responsible for paying utility bills and council tax. • Holding Deposit (Goes towards 1st month's rent) - 1 weeks Rent. • Security Deposit (payable once tenancy agreement is signed) – 5 weeks rent. • Rent payable in advance (payable once tenancy agreement is signed) - 1 month (minus holding deposit). Lets Help Property Management Services Ltd handle all client money on behalf of Keats Fearn and are a member of the Propertymark Client Money Protection Scheme No C0124095

Directions

Turn into Eglinton Road from Lowicks Road and the house will be found after a short distance on your right.

Local Authority

Waverley
Band G

