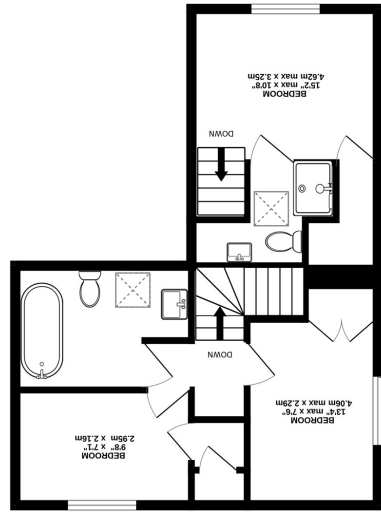
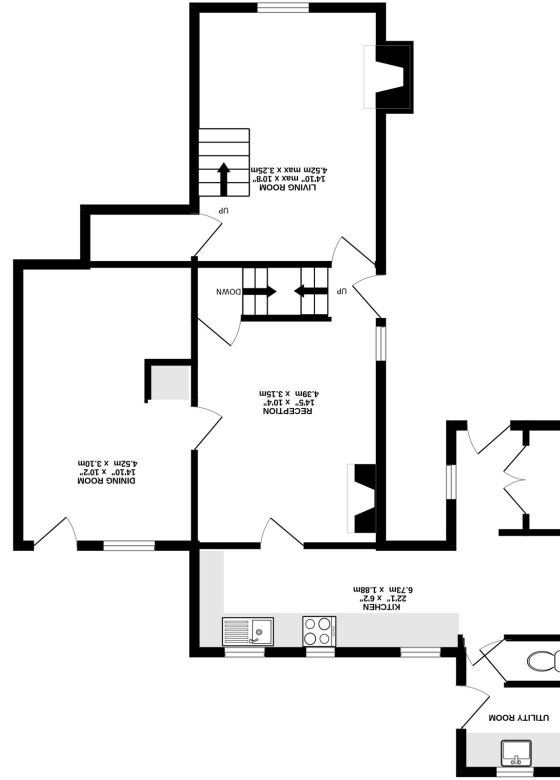


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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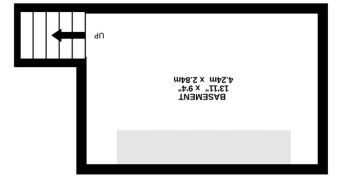
TOTAL FLOOR AREA: 1367sq.ft. (127.0 sq.m.) approx.



1ST FLOOR



GROUND FLOOR



BASEMENT





Description

A charming character cottage set within this delightful Surrey village. The house is Grade II listed with a wonderful homely feel and offers delightful features such as latch doors, fireplaces and exposed beams. The surprisingly light and spacious accommodation includes a 22' kitchen/breakfast room, utility room, cloakroom/w.c., large dining room, snug and a lovely living room with gas log burner style fire. Two staircases lead to the first floor. One leads to the main bedroom which has a built in wardrobe and en-suite shower, the other leads to a family bathroom and two bedrooms, both with built in wardrobes. The pretty rear garden is paved in a courtyard style with flower beds and seating as well as a storage shed. The property also has a parking area with space to park three cars off the road.



This quintessential English village has excellent facilities including a highly-regarded school, well-attended church, two pubs, a village shop/post office, cricket ground, bowls club, doctors' surgery, tennis court and golf course. The historic market towns of Farnham and Odiham offer a good range of High Street and independent shopping, recreational and educational facilities with the more extensive facilities of Guildford approximately 13 miles away. There is an excellent range of private schools in the area including Edgeborough, St Nicholas', and Lord Wandsworth College. This is an ideal location for commuters with mainline connections to London from Fleet, Farnham and Winchfield. By road you can link with the A31, A3 and M3 which provide access to London and the coast and M25. Heathrow, Gatwick and Southampton Airports are accessible all within one hour.



The house benefits from a handy cellar which has been tanked, gas central heating, all mains services, and the water supply is not metered. Superfast broadband is available in the area and mobile phone signal is likely but may be limited on some networks, so buyers should conduct their own onsite checks.

Directions

Sat Nav Ref: GU10 5PE

Local Authority

Hart
Band E

