



The Firs, Eglinton Road, Rushmoor, Tilford, Farnham, Surrey. GU10 2DH.  
Offers Over £1,250,000

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### Description

\* EQUESTRIAN \* Detached bungalow \* 4 bedrooms \* 2 bathrooms \* modern, white gloss effect kitchen \* superb lounge with vaulted ceiling \* overall plot size of approximately 7.39 acres \* potential for stabling stp \* no chain

Enviably located on the fringe of this highly regarded and much sort after residential village on the south side of Farnham, some 3 miles from the town's elegant Georgian centre, renowned for its many exclusive shops, pavement cafe's, flower filled courtyards and mainline station offering a fast regular service to Waterloo. The immediate area offers wonderful opportunities for riding, walking and golf. The area is also well served by both state and independent schools for children of all ages, and Frensham Ponds are only a few minutes away by car.

The Firs is a very individual single storey dwelling which offers well-proportioned family accommodation. All of the main rooms enjoy delightful views over the grounds and features include gas-fired under-floor heating and upvc double glazing.

The triple aspect lounge, with its high vaulted ceiling, is undoubtedly a major selling point; it has an almost full width, full height bay to one wall and separate French doors leading out onto the sun terrace. There is a large kitchen/dining room, equipped with an excellent range of gloss white units, incorporating split level double oven, hob and dishwasher.

The master bedroom has a full length range of fitted wardrobes, French doors leading out into the garden, and a spacious ensuite shower room/W.C. with large walk-in shower. There are 2 further double bedrooms, both with fitted wardrobes, a good sized single bedroom, with fitted wardrobes, a luxuriously fitted family bathroom with three piece suite and shower and screen over the bath, and a utility room adjoining the kitchen, which is approached via an external door.

Outside, the property is approached over a long driveway which sweeps around an attractive area of woodland on one side, with four fenced paddocks to the other side. There is a further small paddock to the south.

Material Information - Superfast broadband available, mobile signal good with all providers outdoors and indoors limited to O2. Property comprises of 2 Titles Absolutes SY156884 (7 acres) and SY469411 (0.39 acres) with the access road and small area to the left off access road held by seller under a Possessory Title SY789152 (0.6 acres) and allows access also for The Coach House. All mains services - water, electric and gas. Photos taken 2019 and awaiting more up to date photos as property currently tenanted and running on a periodic basis.

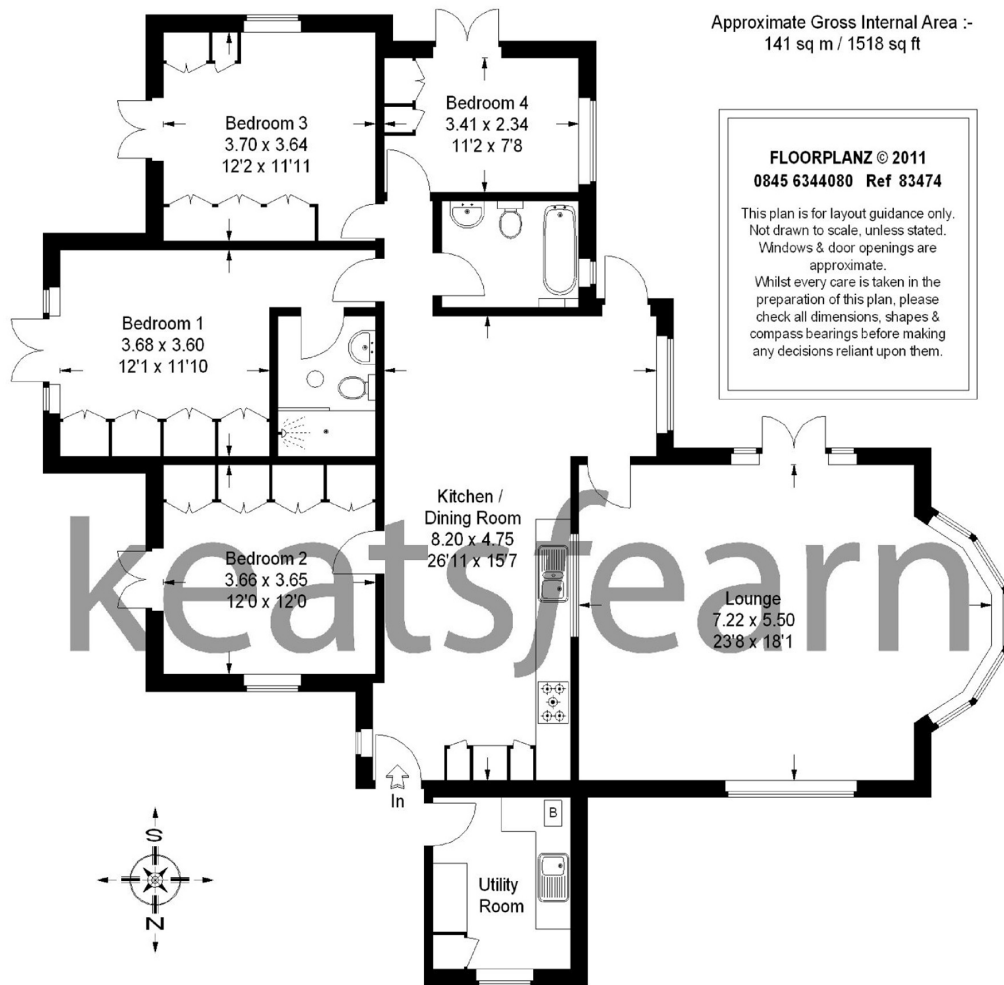
### Directions

Proceed out of Farnham along Tilford Road and after crossing the bridge on the approach into Tilford, follow the road around to the right and continue towards Rushmoor. On reaching Rushmoor, take the first turning right into Grange Road and then take the first turning left into Eglinton Road, where the entrance to The Firs will be found on the left hand side.

### Local Authority

Waverley  
Band G





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