





SPECIFICATION

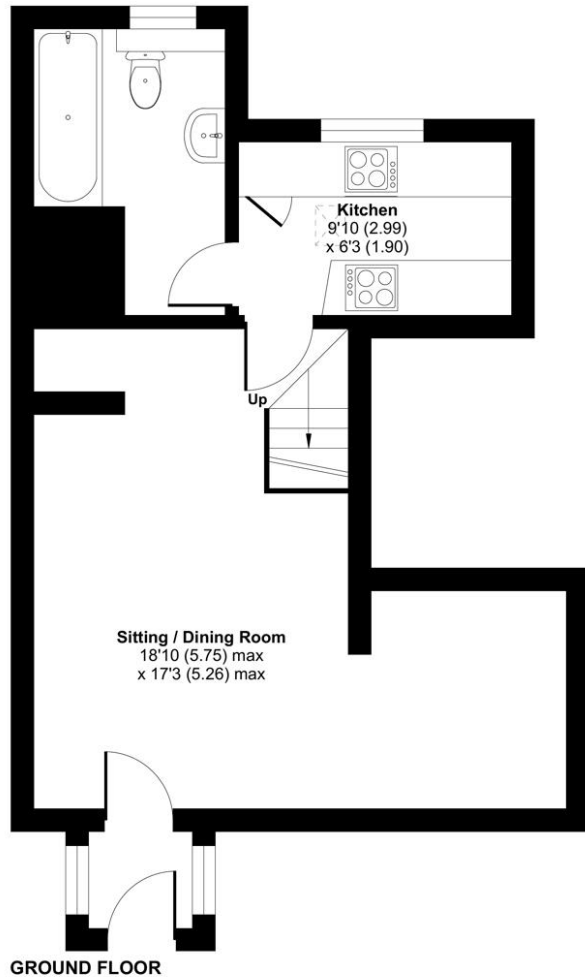
- Charming cottage garden
- Lovely outdoor space
- Bright and spacious kitchen
- Two well-appointed bedrooms
- Two bathrooms
- Parking and garage

ACCOMMODATION

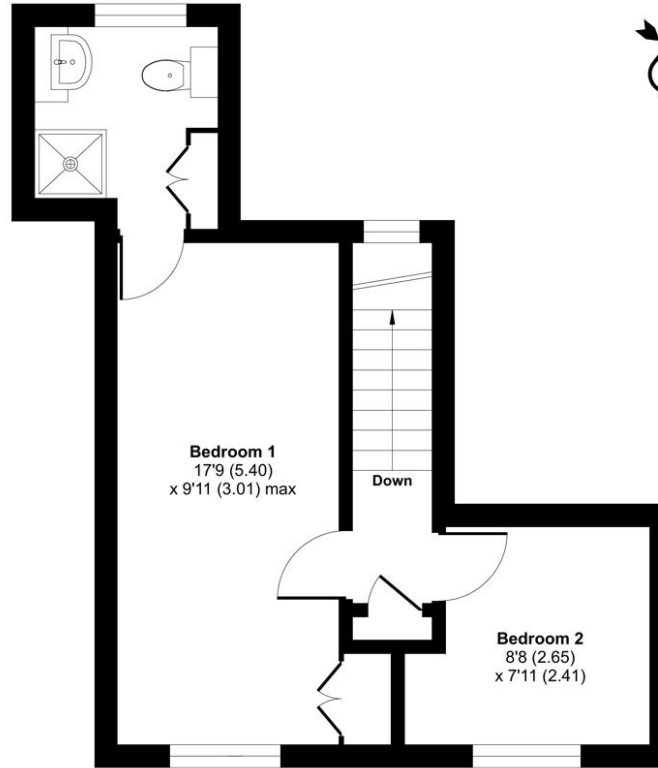
Available from mid-April 2025, this beautiful, period cottage is situated near the small park and village pond and located on a private road with a brook running alongside. You approach the property through the good-sized, beautiful and easily maintained cottage garden with roses either side of the path. To the front of the cottage is a patio which is a peaceful and stunning area for "Al Fresco" dining in the summer months. You enter the cottage through the vestibule into the welcoming open plan reception room complete with separate dining area with original beams adding further character. The "L" shaped kitchen with appliances has an abundance of light and feeling of space due to the partly vaulted ceiling with integrated sky light. The ground floor of the cottage is completed with a full bathroom just before the kitchen. On the first floor there is a large principal bedroom, again with original beams, built in storage and en-suite shower room. The second bedroom is a large single with built in storage and views out over the garden. The property has one parking space and one single garage.

Approximate Area = 711 sq ft / 66 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Charters Estate Agents Limited. REF: 1255999



SITUATION

The Georgian market town of Farnham is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and educational facilities and establishments. Farnham railway station is within a couple of miles and links to London Waterloo in around an hour. Road links are excellent with the A31 joining the A3 for road access to London.

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band D
Minimum Term 12 Months

£1,450 PER MONTH

Security Deposit £1,673.07 (based on advertised rental price)
Holding Deposit £334.61 (based on advertised rental price)



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2023-2024

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