



WHITMEAD LANE, TILFORD
£9,995 PER MONTH AVAILABLE 29/07/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Whitmead Lane, Tilford

£9,995 Per Month
Unfurnished

 **5 Bedrooms**
 **4 Bathrooms**
 **4 Receptions**

Features

- Five Bedrooms, - Possible 6th bedroom/nursery, - Four Reception Rooms, - Four Bathrooms, - Approximately 5.2 Acres, - Swimming Pool, - Studio/Annex, - Triple Garage, - Video Tour on Request

Council Tax

Council Tax Band H

Hamptons

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{ A STUNNING AND SUBSTANTIAL FAMILY HOME IN SOUGHT-AFTER TILFORD

The Property

A substantial country house situated in one of the most desirable locations in the local area. This beautiful family home is believed to date from between 1825 and 1850, and retains much of its original character. It now offers flexible and very spacious family accommodation. Downstairs all the main reception rooms are of generous proportions with views over the 5.2 acres of gardens, grounds and woodland. Upstairs the principal bedroom boasts an en suite bathroom and walk in dressing room/nursery. The accommodation then extends to a further 4 bedrooms and 3 bathrooms. The property further benefits from a separate annex above the detached triple garage with studio room, kitchenette and bathroom.

Outside

To the rear of the house is a fantastic sun terrace which enjoys direct access from the kitchen, dining, drawing and games rooms making it the perfect spot from which to enjoy the long summer evenings. The property also benefits from a triple garage with annexe apartment above and a superb outdoor heated swimming pool.

Location

For day to day needs Tilford village, through which the river Wey runs, offers a church, infant school, 2 excellent public houses, a shop/post office and probably one of England's most picturesque cricket greens. Farnham town lies just five miles to the west offering more comprehensive shops and services as well as the mainline station connecting to London Waterloo in under an hour.



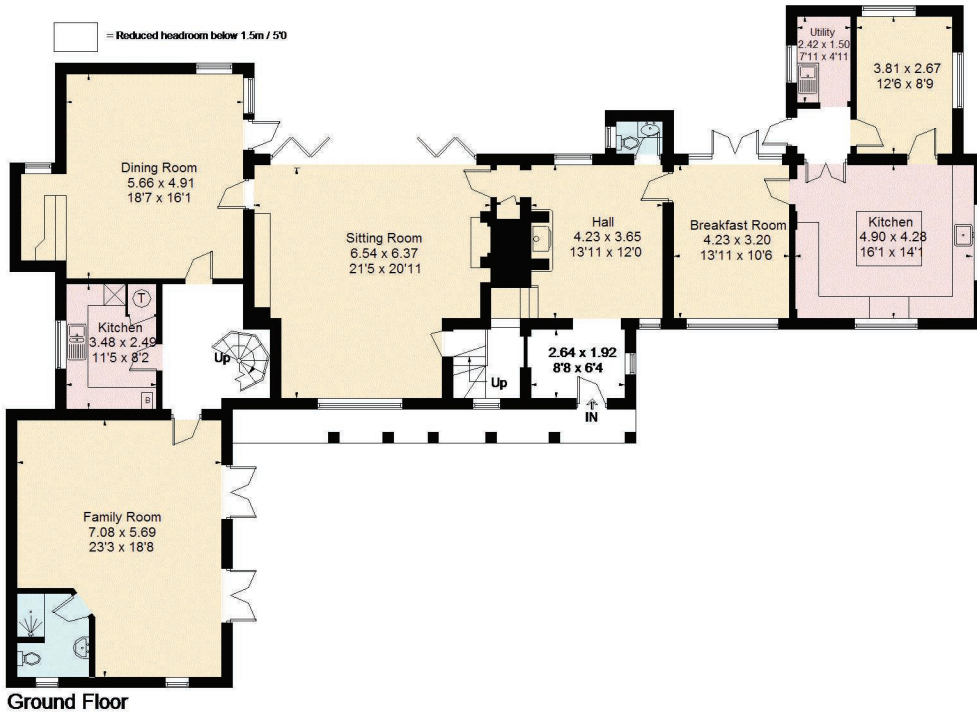
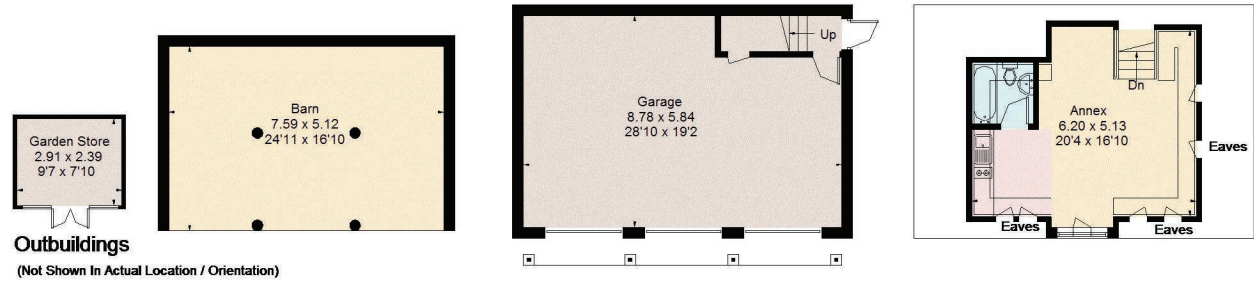
Whitmead Lane, Tilford, Farnham

Approximate Gross Internal Area = 407.7 sq m / 4388 sq ft
 Outbuildings = 127.7 sq m / 1374 sq ft
 Total = 535.4 sq m / 5763 sq ft



Floorplanz © 2017
 0203 9056099 Ref: 184319

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
		66	15
<small>For more information on energy ratings</small> <small>For more information on energy ratings</small>		<small>EU Directive 2002/91/EC</small>	

