

# SCHOOL HILL



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FARNHAM, SURREY, GU10 1HY

Three bedroom detached cottage in the rural idyll of Seale near Farnham.

Available: 15th December 2023

£2,250 (Per Calendar Month)

House - Detached, 3 Bedroom, 1 Bathroom, 2 Reception, Unfurnished

## Key Features

- Three bedrooms
- Two reception rooms
- Detached
- Village location
- Garden
- Driveway parking





## THE PROPERTY

### Description

The front door opens into the entrance hall from which there is a dual aspect sitting room with fireplace, dining room/second reception and a fully fitted, modern kitchen. Also on the ground floor is a utility room and a downstairs w.c..

On the first floor are three double bedrooms, all with built in single wardrobe cupboards and a family bathroom with a shower over the bath.

Outside to the front is a gravel drive for off road parking and then there is a private, enclosed garden to the sides and rear of the property.



## Location

The cottage is situated in the village of Seale with a peaceful rural outlook. Seale has a tea room as well as walks joining up to the North Downs Way. There is excellent road access to both Farnham and Guildford for rail access to London, shops, restaurants and supermarkets. The villages of Elstead and Puttenham is close by with schools, local shops and public houses.

Available December.

EPC band E.

Guildford Borough Council tax band F: £3,201.36 (2023/24)



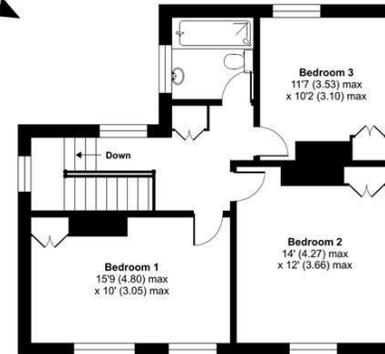
## School Hill, Seale, Farnham, GU10

Approximate Area = 1245 sq ft / 115.7 sq m

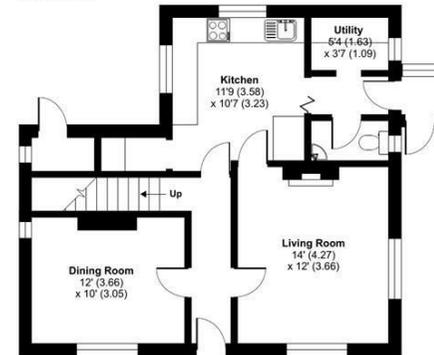
Outbuilding = 13 sq ft / 1.2 sq m

Total = 1258 sq ft / 116.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Grantleys. REF: 1053429.

## Guildford

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