

ELSTEAD ROAD



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FARNHAM, SURREY, GU10 1JF

Redecorated, detached lodge in a private, rural situation on the much sought after Hampton Estate.

Available: 30th November 2023

£1,800 PCM (Per Calendar Month)

Bungalow - Detached, 2 Bedroom, 1 Bathroom, 2 Reception, Unfurnished

Key Features

- Stunning rural location
- Redecorated and recarpeted throughout
- Two bedrooms
- Two reception rooms
- Home office/Summer house
- Private parking
- Gardens
- Available now





THE PROPERTY

Description

Wonderful lodge house on the much sought after Hampton Estate. The front door opens into the kitchen/breakfast with appliances, there is a sitting room with open fire, second reception room and two double bedrooms as well as a bathroom with an Aqualisa shower over the bath.

Outside there is parking for several vehicles, a large home office/summer house, garden store and timber shed.

The garden is a wonderful feature of the property and looks out over the estates gardens and orchard.



Location

The cottage is located in a rural environment on the edge of the Hampton Estate grounds with Puttenham village only a few minutes drive away. The village includes a primary school and a public house, Guildford and beyond can be accessed via the A31 and A3.

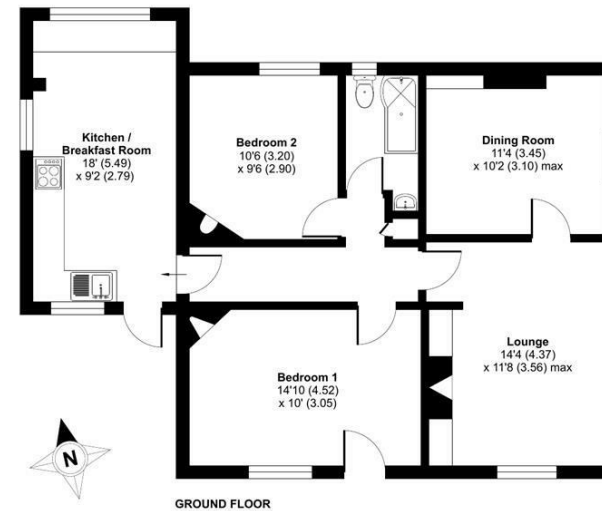
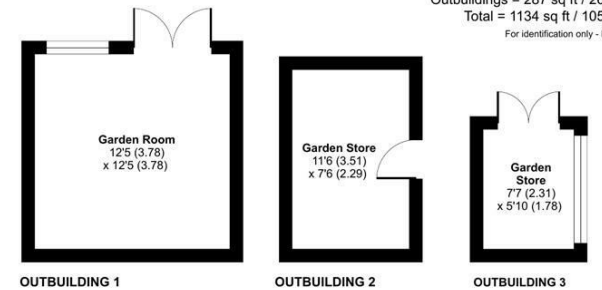
EPC E

Guildford Borough Council tax band E: £2,719.26 (2023/24)



The Hampton Estate, Elstead Road, Seale, Farnham, GU10

Approximate Area = 847 sq ft / 78.6 sq m
Outbuildings = 287 sq ft / 26.6 sq m
Total = 1134 sq ft / 105.2 sq m
For identification only - Not to scale



 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Grantley's. REF: 1054356.

Guildford

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