

# ELSTEAD ROAD



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FARNHAM, GU10 1JD

Available: 1st February 2025

£3,950 PCM (Per Calendar Month)

House - Detached, 4 Bedroom  
2 Bathroom, 3 Reception  
Unfurnished

## Summary

A charming, four-bedroom family home nestled in the picturesque village of Seale, just a short drive from Farnham and Guildford town centres, benefitting from a large garden, off-street parking and garage. Available in February.

## Key Features

- Four bedrooms
- Detached family home
- Garage for storage
- Large garden
- Fantastic far reaching rural views







## THE PROPERTY

Upon entering, you are greeted by a bright and welcoming hallway leading to the study/ family room with a built in media unit and access to the garden. Further along the hallway, you will find the family living room with a working fireplace and double aspect views of the fantastic rural outlook. On the ground floor, you will also find the charming separate dining room and kitchen. The kitchen benefits from an AGA, undercounter fridge and slimline dishwasher, and side access to the garden, store and garage. The downstairs of this home also benefits from a W.C, larder cupboard, and storage for coats and boots.

Upstairs, you will find four well-proportioned bedrooms and two bathrooms. All four bedrooms benefit from fitted storage and rural views each with plenty of natural light ideal for children, guests or a home office. The two bathrooms are elegantly designed, one featuring a bath, the other a separate shower.

Outside, the property benefits from a large, private garden, perfect for children to play, outdoor dining, or simply enjoying the peaceful surroundings. The driveway offers off-road parking for one car at the front. To the rear is a garage for storage, with attached utility room.









## Location

Set within a quiet and sought-after location overlooking the Hampton Estate, Seale offers scenic countryside walks within easy reach of the nearby town of Farnham which provides excellent transport links, including direct trains to London, and a selection of shops, restaurants, and leisure facilities. Guildford and the A3 are also within easy reach via the A31.

This delightful family home combines country living with modern convenience – an opportunity not to be missed.

EPC Rating D

Council: Guildford Band G £3,874.45 2024/25

Holding Deposit: £911 (one week's rent)  
Deposit: £4557

Utilities: Mains Gas, Electric, water and waste

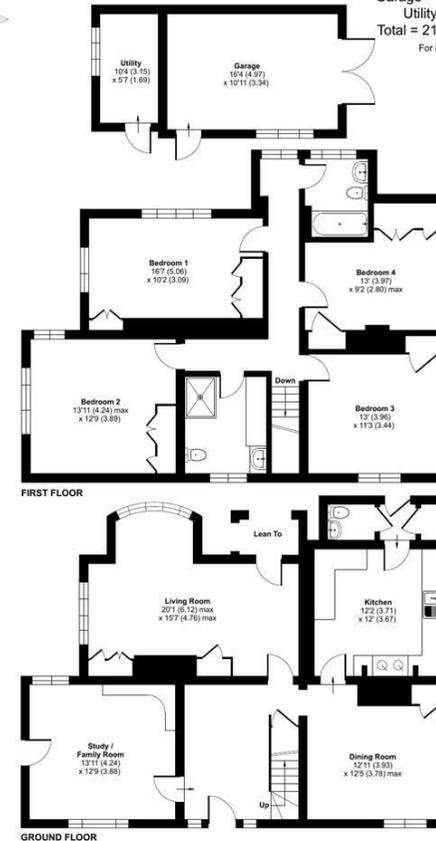
Pet considered on a case-by-case basis

Available in February.



## Elstead Road, Seale, Farnham, GU10

Approximate Area = 1942 sq ft / 180.4 sq m (excludes lean to)  
Garage = 179 sq ft / 16.6 sq m  
Utility = 57 sq ft / 5.2 sq m  
Total = 2178 sq ft / 202.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2024. Produced for Grantleys. REF: 1228689

## Guildford

Poyle House 24 Epsom Road  
Guildford  
Surrey  
GU1 3LE

Tel: 01483 407600

