



Premium

Farnham Road Elstead GU8

£2,500 Per Month - Available 24/09/2016

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Beyond your expectations

A stunning 3 bedroom barn conversion in a wonderful village location.

Detached | Kitchen | Open Plan Reception Room | 3 Bedrooms | 3 En suites | Garden | Parking.

Description

The property situated in a lovely rural location on the edge of Elstead Village and comprises of a fabulous beamed double height main reception room with french doors opening onto a terrace and lawn area. There is a well equipped and newly fitted kitchen and utility room. A mezzanine floor can be used as a study area. There are three double bedrooms at the barn, all with modern en suite bathrooms. Outside there is a carport for two cars as well as further off road parking.

Situation

Occupying a lovely location within approximately 0.5 miles of the shops. Elstead has a village supermarket as well as other specialist shops catering for most day to day needs. The other

village amenities include a post office, garage, choice of inns/restaurants, tennis club, doctors and dentist surgeries. The nearest mainline stations can be found at Milford, Godalming and Farncombe, all providing a good service to Waterloo from approximately 42 -50 minutes. Milford also provides access onto the A3, which is also accessible from Hurtmore. Elstead is virtually midway between the larger towns of Godalming and Farnham, each providing a more comprehensive range of facilities. Schools for all age groups are within easy reach. Elstead is surrounded by many miles of open National Trust Commonland.

Furnishing

Furnished



Kitchen



Reception Room

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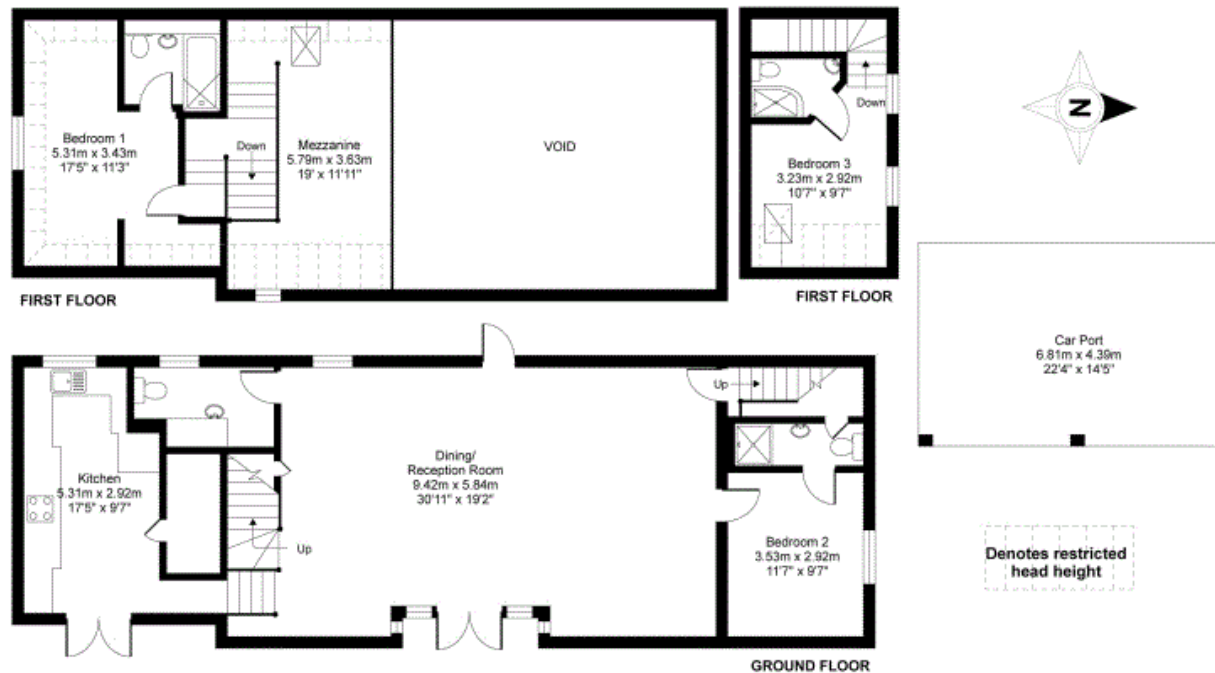
2 Chertsey Street

Guildford GU1 4HD

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www.hamptons.co.uk

Floorplan



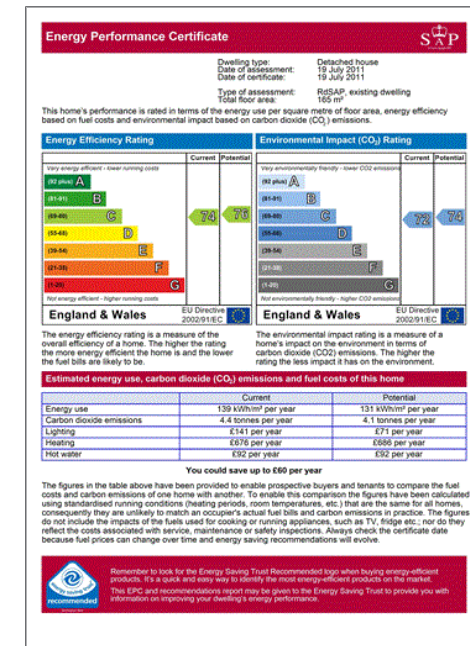
Tithe Barn, Thundry Farm, Farnham Road, Elstead, GU8

APPROX. GROSS INTERNAL FLOOR AREA 1608 SQ FT 149.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & VOID)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and 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 vendor unless specifically itemised with these particulars.

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