



Single storey home with south facing views

Riversmeet Tiford Street, Tilford, Farnham, Surrey GU10 2BW

Freehold



Well-proportioned flexible accommodation • Planning permission to extend • Sitting room & conservatory • Family Kitchen • Principal bedroom with en suite • 3 Further bedrooms • Detached double garage • Garden

Local information

Hoplands is located in a peaceful, no through road in the much sought after village of Tilford. All of the village amenities are within walking distance, which include a village hall, a well-used village shop, a popular pub, cricket club, church and tennis club.

Farnham is no more than 3 miles away and has a superb variety of branded and independent shops and recreational facilities including a leisure centre.

Communications from Tilford are excellent as the A3 and A31 are both within easy reach, providing good access to the national motorway network, Heathrow, Gatwick and Southampton airports and the coast.

Nearby schools include the infant school within the village itself, with Waverley Abbey School, Edgeborough, Frensham Heights, More House School, South Farnham School, St Polycarp's Primary School all also close by.

There is excellent walking and cycling directly accessible from the property along the River Wey, in the Bourne Woods and across Hankley and Thursley Commons.

About this property

Hoplands is an attractive single storey property, set comfortably within its plot enjoying views across meadows along the edge of the River Wey. Throughout the rooms are well-proportioned, offering flexible accommodation and the property has the benefit

of planning permission to extend.

There is a bright south facing sitting room. The kitchen is open plan into a conservatory with views out across the garden providing an excellent living and dining space. The kitchen is fitted with an array of cabinetry, built in appliances and a range oven.

The principal bedroom has built in wardrobes and an en suite bathroom. There are two further double bedrooms and a single bedroom.

Outside, Hoplands is approached by a gravel driveway providing space for parking and access to the detached double garage.

There is an area of terrace with a planted border, a vegetable garden with raised beds and level garden mainly laid to lawn. The garden surrounds the property on all sides and is enclosed by a fence and border planted with evergreen shrubs and selection of trees.

Services: All mains services

Agents Comments; Planning permission to extend Ref: WA/2020/0848

Tenure

Freehold

Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1,544 sq ft / 143 sq m

Outbuildings 464 sq ft / 44 sq m

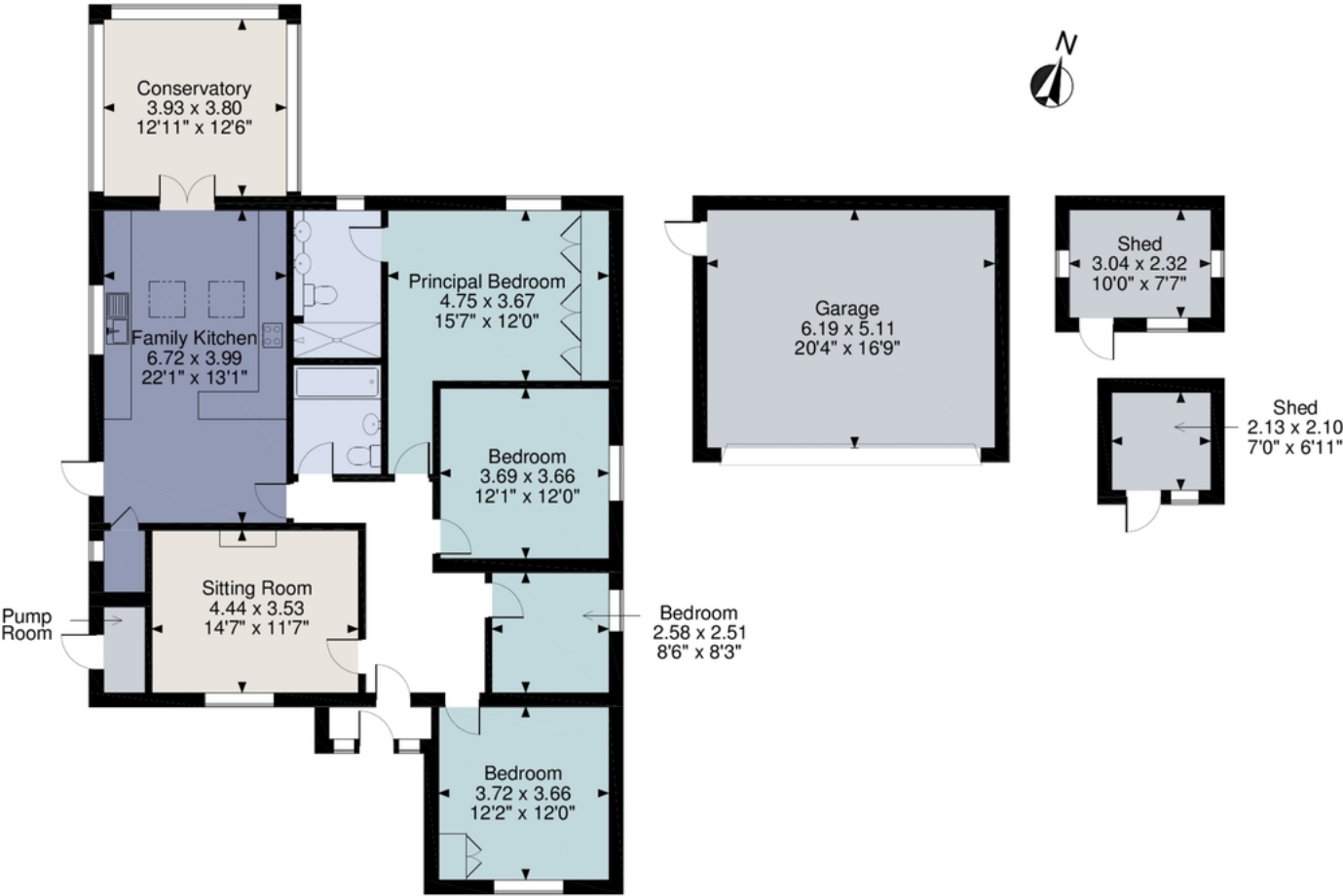
Total 2,008 sq ft / 187 sq m

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The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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