









Kingstone Cottage, 71A Poyle Road

Tongham, Farnham, GU10 1DX

A charming 2 bedroom Grade II listed attached cottage with a good sized garden overlooking fields to the rear. The cottage has exposed wall and ceiling beams, a single garage, driveway parking and has been updated by the present owners.

## Kingstone Cottage, 71A Poyle Road

Tongham, Farnham, GU10 1DX











- · Pretty Grade II listed attached cottage
- 2 bedrooms
- Exposed wall and ceiling beams
- · Recent improvements carried out
- Triple aspect sitting room with feature fireplace and log burner
- Bathroom
- Driveway parking for at least 3 cars and single garage
- · Double aspect kitchen
- Large garden backing onto fields
- · Tucked away off the road



Directions
Sat Nav GU10 1DX











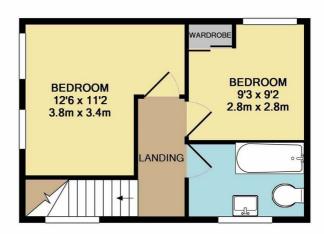






## Floor Plan





GROUND FLOOR APPROX. FLOOR AREA 329 SQ.FT. (30.5 SQ.M.)



1ST FLOOR APPROX. FLOOR AREA 329 SQ.FT. (30.5 SQ.M.)

## TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2016

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

