



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.

Price Guide £450,000



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- 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

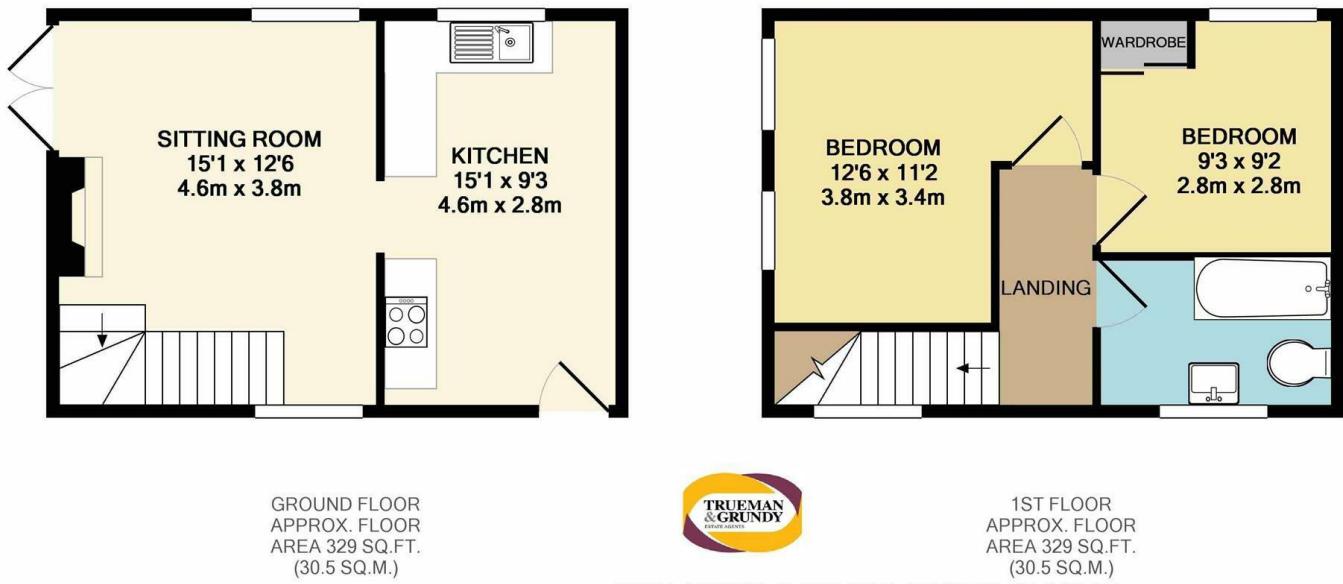


Directions

Sat Nav GU10 1DX



Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	