



Dufty Cottage 31A Lower Church Lane , Farnham, GU9 7PS

A charming Grade II listed 2 bedroom town centre cottage offering charm, character and a wealth of exposed beams situated in a convenient position close to all the town's amenities. The cottage has 3 ground floor reception rooms including a sitting room with an inglenook fireplace and a dining room with a vaulted ceiling. No onward chain.

Price Guide £675,000

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- Charming Grade II listed town centre cottage
- Dining room with vaulted ceiling
- 2 bedrooms and shower room
- No onward chain
- Entrance hall and cloakroom
- Garden room
- Private courtyard garden
- Double aspect sitting room with inglenook fireplace
- Kitchen / breakfast room
- Parking available subject to licence for access from Waverley Borough Council

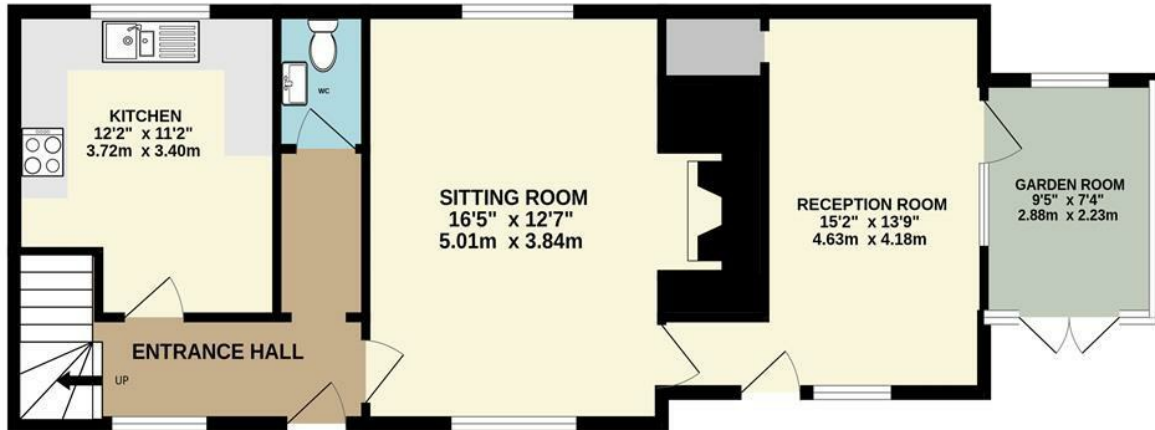


[Directions](#)



Floor Plan

GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	83	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	England & Wales	EU Directive 2002/91/EC