



## 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

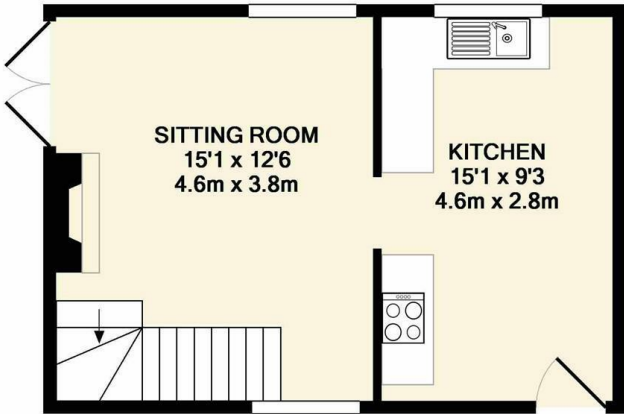


[Directions](#)

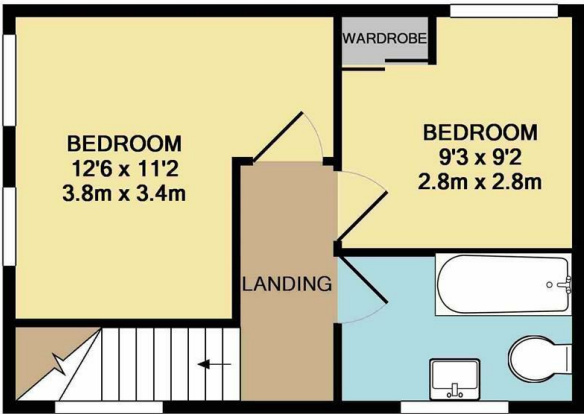
Sat Nav GU10 1DX



Floor Plan



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  
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