Tanglewood, Crosswater Lane, Churt, Farnham. GU10 2JN.
OIEO £950,000

keatsfearn

Description

Tanglewood is situated in a quiet position on the outskirts of the village of Churt. An individual semi detached 4 bedroom home offering excellent living space of circa 2,300 sq feet. The accommodation comprises a southerly facing living room, large open plan family room with bi folding doors that lead out to the garden, kitchen/breakfast room with utility room and walk in larder. There are 4 bedrooms with 2 bathrooms. Outside there is an excellent sun terrace to the rear of the house with the remainder being laid to lawn and woodlands. There is a detached timber workshop/studio and access over the lane to a substantial timber car port for 2 cars and storage with further ample parking.

Agent's Notes: * There is a small flying freehold with next door * Private drainage with treatment plant (Certificate dated 5-6-24) and soak away. * Access to the property is by right of way on a permissive footpath and property is adjacent to AONB and SSSI. * Believed to date back to 1900's. * Mobile signal likely outside with all providers except EE and Superfast broadband available * Semi detached property

This location is ideal for those who like a quiet countryside location, with direct footpath access to The National Trust owned Frensham Common and Frensham Little Pond. Not many properties have this proximity to Devils Jumps, The Flashes, Axe Pond and Areas of Outstanding Natural Beauty. They both provide miles of walking and riding in this Area of Outstanding Natural Beauty and link with Hankley and Thursley Commons. The Frensham Pond Sailing Club is a private members club at the Great Pond. In Churt there are a few independent shops, a post office/shop, popular pub, church, village hall and a highly-regarded infant school. The village green is used for cricket, tennis and football and all those clubs are well-supported. There is also a playground and pre-school that run from the village hall.

Farnham, Haslemere and Grayshott offer a broader range of shopping, recreational and educational facilities, with the larger centres of Guildford, Basingstoke and Winchester slightly further afield. There is an excellent choice of schools in the area including Weydon, St Johns Infant School, St Edmunds, Edgeborough and Frensham Heights. Mainline stations are at Farnham, Haslemere and Milford. The A3 and M3 which link with the M25 and the South Coast are a short drive away. Heathrow, Gatwick and Southampton airports are all about an hour away.

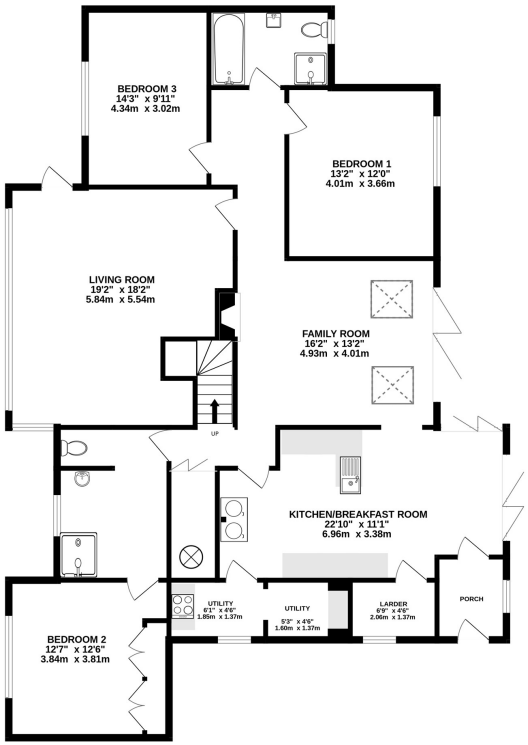
Directions

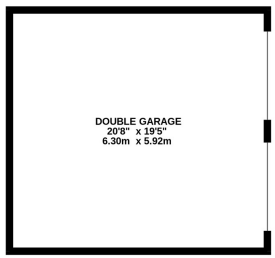
SAT NAV - GU10 2JN

Local Authority

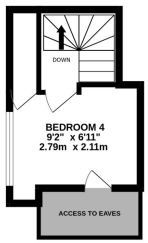
Waverley
Band F

GROUND FLOOR





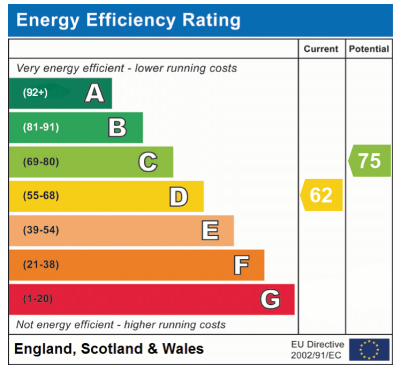
1ST FLOOR



TOTAL SQ.FT INC. GARAGE

TOTAL FLOOR AREA : 2329sq.ft. (216.4 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.
Made with Metropix ©2025



15 Downing Street , Farnham, Surrey, GU9 7PB
Tel: 01252 718018
Email: sales@keatsfearn.co.uk
Web: www.keatsfearn.co.uk

keatsfearn

Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.