



5 Tylney Wood Churt Road, Churt, Farnham, Surrey. GU10 2NZ.  
Guide Price £499,950





## Description

A very attractive, beautifully refurbished, two-bedroom bungalow in the highly-regarded village of Churt. The property gained planning permission to convert the large loft in October 2014 - WA/2014/1897 and extend the ground floor in June 2016 - WA/2016/1865. Outside there is the separate garage and parking, front garden and a delightful rear garden with patio seating and entertaining area, mature shrubs and trees and the garden shed.

The Property lies on the outskirts of the sought after village of Churt with amenities including shops, a church, a public house and the highly regarded St Johns primary school, which is a feeder for South Farnham school. The nearby towns of Farnham, Haslemere and Guildford offer a more extensive range of facilities and a choice of mainline stations. There are excellent schools within the area, including Churcher's, Edgeborough and Frensham Heights. The surrounding countryside and National Trust lands provide excellent opportunities for country pursuits, including walking, riding and cycling. Sporting facilities include several first class golf courses and sailing at Frensham Great Pond, whilst racing is available at Goodwood and Fontwell Park. Communications are first class with the A31 and mainline station about 7 miles and the A3 about 1½ miles. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.



Leasehold with Share of Freehold - Lease details - 999 year lease from 25th March 2000. \* Service Charge - £65 per month. The freehold is owned and managed by the Tylney Wood Residents Association, with each property being a Director of the company. We have not been able to check this information via an inspection of the lease and management agreement and prospective buyers should consult their own solicitors for verification.

Material Information - Mains gas, water, electric and drainage. Good mobile coverage likely outside with all providers and standard broadband available.

## Directions

Leave Farnham via the A287, Firgrove Hill and continue to the top of the hill. At the traffic lights continue straight across through the villages of Lower Bourne, Frensham and Churt. Continue towards Hindhead and the property will be found on the right opposite the Hindhead sign and just before Whitmoor Vale Road.

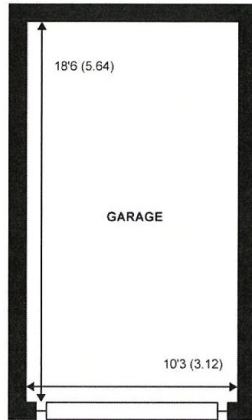
## Local Authority

Waverley  
Band E

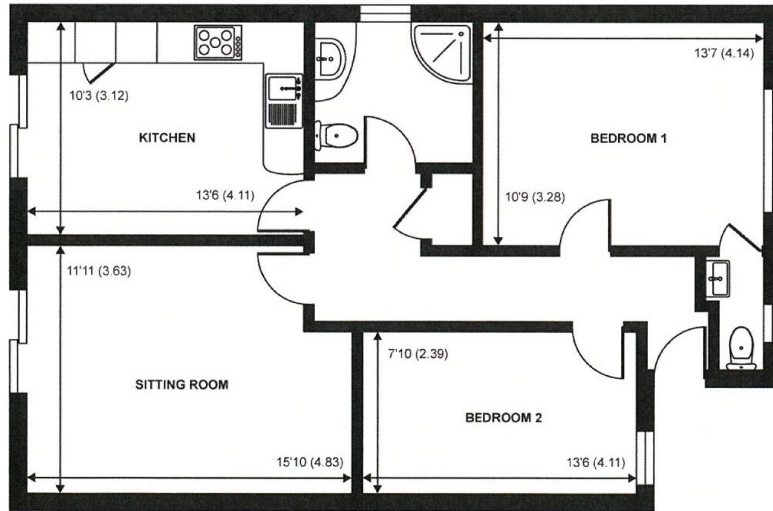


Approximate Area = 781 sq ft / 72.5 sq m  
 Garage = 191 sq ft / 17.7 sq m  
 Total = 972 sq ft / 90.2 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2023. Produced for Simpsons Estate Agents ta Burns & Webber REF: 1052389

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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