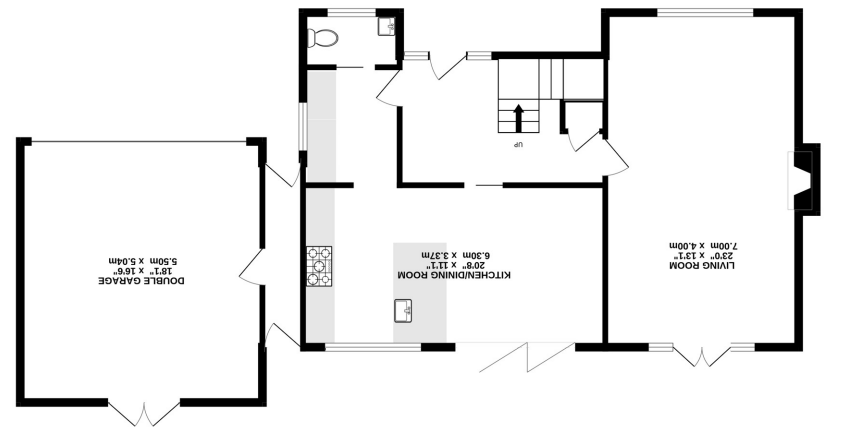
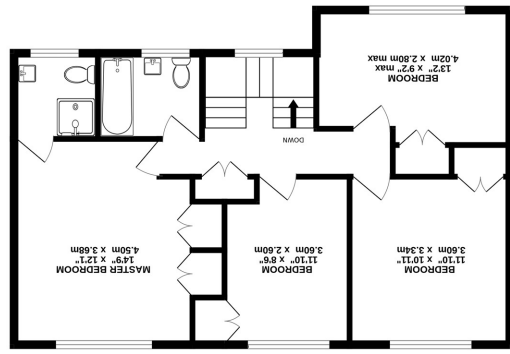


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR approx. 1070 sq.ft. (99.4 sq.m.)



1ST FLOOR approx. 719 sq.ft. (66.8 sq.m.)

TOTAL FLOOR AREA: 1789 sq.ft. (166.2 sq.m.) approx.

England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	82





Description

An impressive family home set in a popular village location. The link detached house offers generously proportioned rooms over two floors with the potential to extend subject to the usual consents. Presented for sale in excellent condition, this light and airy property offers spacious accommodation that has been comprehensively modernised by the current owners.

The central hallway leads to all ground floor rooms and has a reverse turn staircase leading to the first floor. The large double aspect living room features a fireplace with log burner and french doors leading out to the rear garden. The kitchen/dining room has bi-fold doors to the garden and has been re-fitted with attractive, handmade, painted oak units, integrated appliances, a central island unit, and leads through to the utility room and cloakroom/w.c. On the first floor there are four double bedrooms, all with built in wardrobes. The family bathroom and en-suite shower room have both been re-fitted in a contemporary style.



To the rear of the house, a composite non-slip deck offers space to entertain, or just relax and enjoy the view over the garden. A generous lawned area offers space for children to play and other features include a kitchen garden, greenhouse, compost area and side access. Natural screening and wood panel fencing offer a high degree of privacy. To the front of the house is a large driveway providing off road parking for a number of vehicles, as well as a double garage with electric roller door and double doors to the rear. The property benefits from all mains services, gas central heating, the water is metered and the owner is responsible for drains within the boundaries. Superfast broadband is available in the area and mobile signal is likely for all networks.

This area is ideal for those who desire country living, with nearby National Trust owned Frensham Common and Frensham Little Pond. 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 and Winchester slightly further afield. There is an excellent choice of schools in the area including 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

Pass the Crossways pub on your left and take the next driveway on the left. Sat Nav Ref: GU10 2JU

Local Authority

Waverley
Band G

