

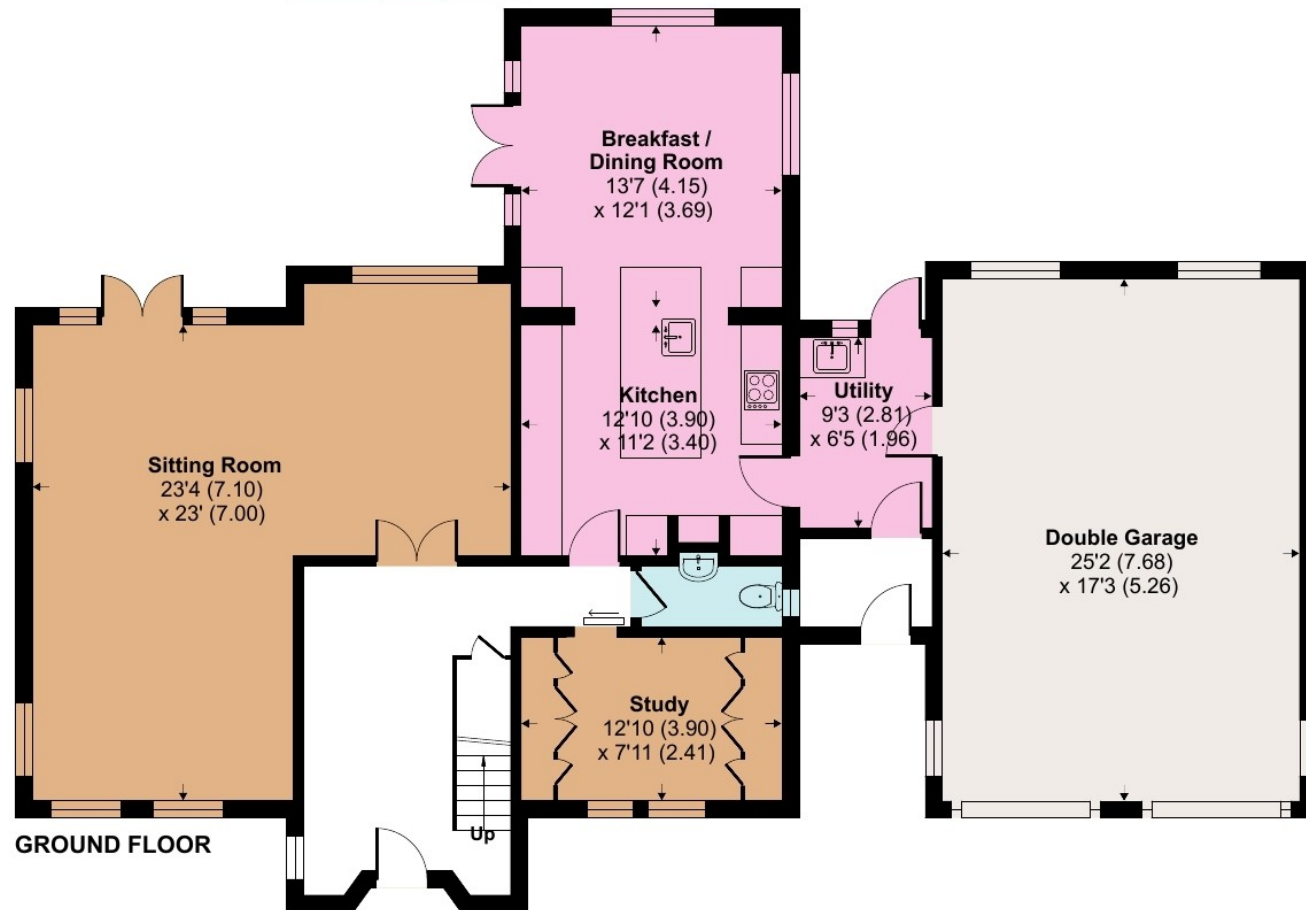
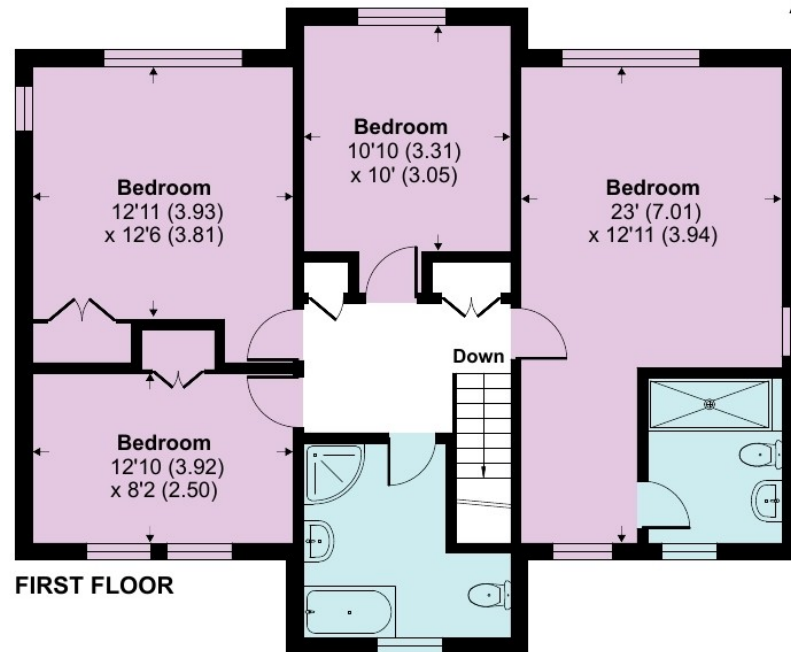
Star Hill Drive, Churt, Farnham, GU10

Approximate Area = 2072 sq ft / 192.4 sq m

Garage = 435 sq ft / 40.4 sq m

Total = 2507 sq ft / 232.8 sq m

For identification only - Not to scale



STAR HILL DRIVE, CHURT, FARNHAM, SURREY, GU10

Offers in excess of £1,250,000

Set within beautiful grounds of approx. 1 acre, this elegant family home has incredible views over the Surrey Hills.

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ACCOMMODATION

Imposing detached family home

Wonderful far reaching views

Multiple reception rooms

Double garage

Approx. 1 acre

Large gravelled driveway

Close proximity to Frensham Ponds

No onward chain

DESCRIPTION

This sale offers a purchaser a rare opportunity to acquire this home which has not been on the market for over 30 years.

The house is approached via a private gravelled drive to an area of parking and access to a double garage.

Upon entering, there is an inviting entrance hallway, fully fitted kitchen/breakfast/dining room with central island, vaulted ceiling and French doors to rear patio area, adjoining utility room with access to the integral double garage, lobby/boot room. There is a study, downstairs cloakroom and L shaped triple aspect sitting room with open fireplace and French doors to rear.

To the first floor, there is an impressive landing space that provides access to all bedrooms. There is a principal bedroom with en suite shower room and fantastic views over the grounds and nearby countryside, three further double bedrooms, family bathroom with separate shower.

Outside

The property sits far back within the plot with a gravelled driveway providing ample parking for several cars, with access to the double



garage and the front is enclosed by mature trees and hedging. Towards the rear of the property there is a large garden that is mainly laid to lawn, large patio and a number of garden sheds. In all the gardens and grounds are approximately 1 acre.

LOCATION

Star Hill Drive is a prestigious, elevated private road within walking distance to Churt village which offers a convenience store for day-to-day needs. The village also offers a local village school, public house, church and a recreation ground providing cricket nets, tennis courts and a childrens playground.

The area is surrounded by many miles of countryside for walking, riding and cycling and the property is within walking distance of Churt Common. Nearby, there is The Flashes nature reserve and Frensham Common, a large Site of Special Scientific Interest (SSSI) heathland. Hankley Common is also close by, providing excellent opportunities for country pursuits including walking/jogging/horse riding, fishing and mountain biking.

The nearby Georgian town of Farnham offers an excellent range of shopping, recreational and educational facilities including Waitrose, Sainsbury's, Leisure Centre and a good choice of state and independent schools.

Communications are very good with a choice of mainline stations (Guildford/Farnham) or the A3/M25 providing access to London, Heathrow and Gatwick Airports.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Council Tax Band G

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		