

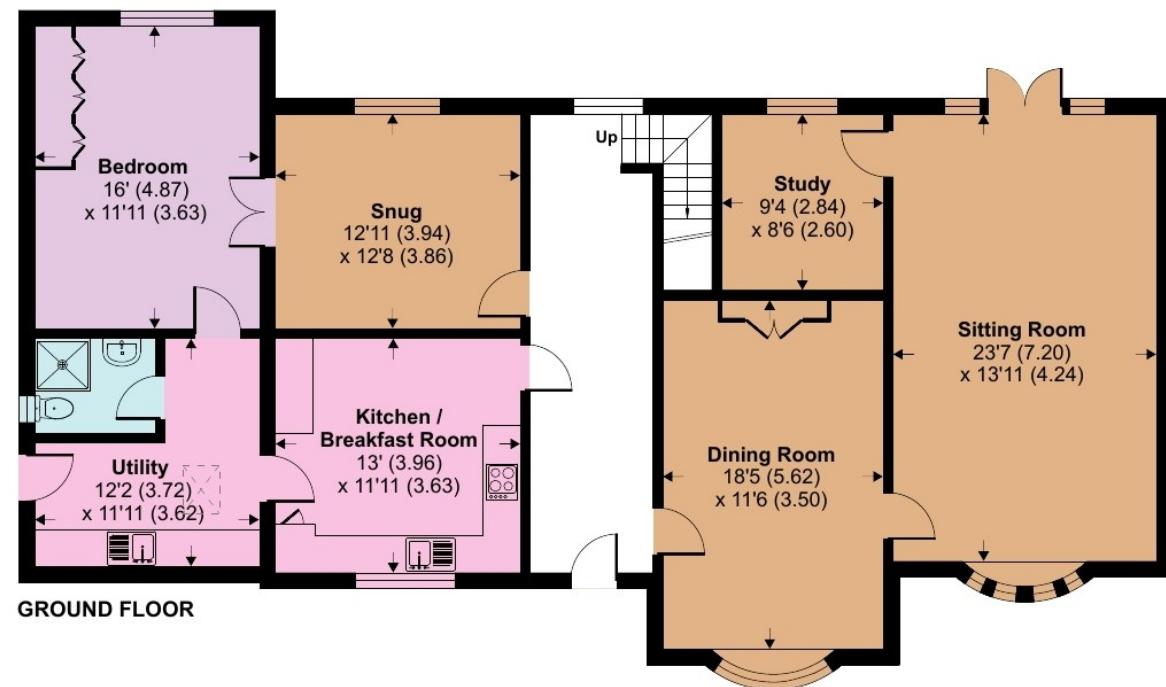
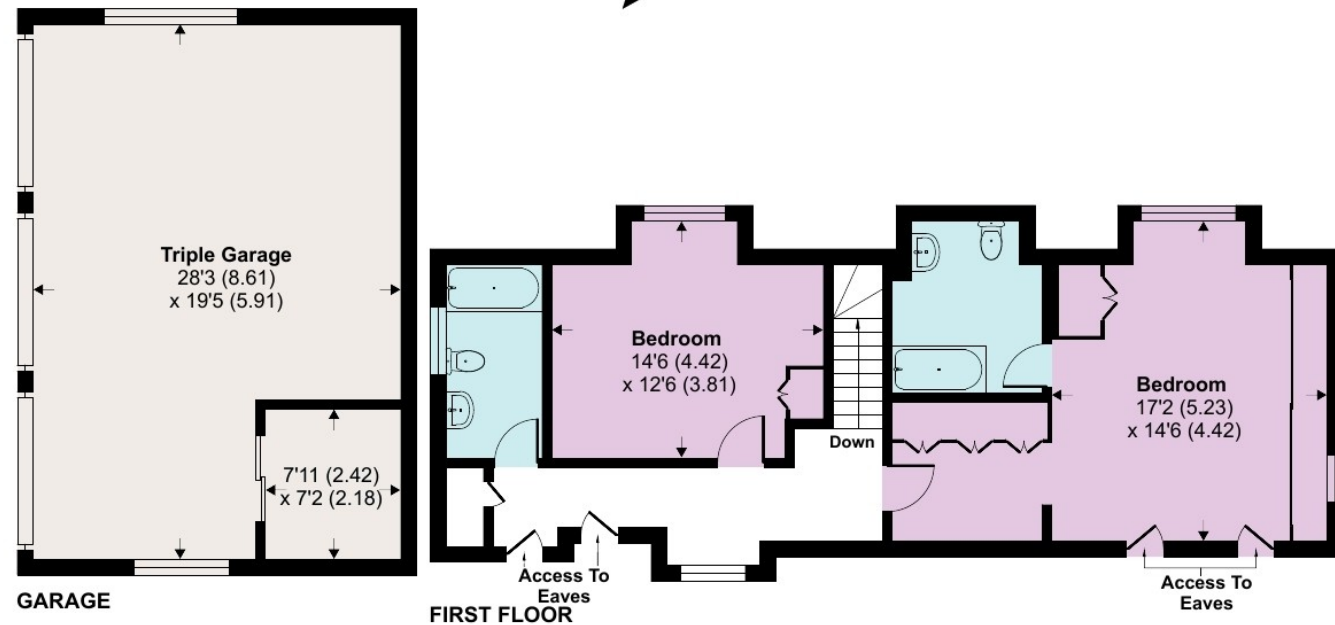
Hale House Lane, Churt, Farnham, GU10

Approximate Area = 2254 sq ft / 209.4 sq m

Garage = 629 sq ft / 58.4 sq m

Total = 2883 sq ft / 267.8 sq m

For identification only - Not to scale



HALE HOUSE LANE, CHURT, FARNHAM, SURREY, GU10

Guide Price £1,000,000

A detached 1930's property with later additions, set in a peaceful semi-rural area on a large plot in the popular village of Churt.

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ACCOMMODATION

Detached home in the popular village of Churt
Excellent living accommodation on offer with 3/4 reception rooms
Set on a plot circa 0.5 acre
2,254 sq. ft.
Gated driveway
Triple detached garage
Peaceful setting

DESCRIPTION

Set in a peaceful location, this fabulous home sits in large private gardens, with close proximity to miles and miles of beautiful countryside.



LOCATION

The property is situated in a semi-rural location on the edge of Churt Village. The village offers a local village school, public house, convenience store, church and a recreation ground providing cricket nets, tennis courts and a children’s 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 I 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.

Approached via a gated gravelled driveway, Holly Cottage sits very conveniently between Churt and Rushmoor.

The ground floor accommodation comprises large entrance hallway that leads into dining room with bay window, 23’7 sitting room with bay window and French doors to garden, study room. There is also a fully fitted kitchen/breakfast room with adjoining utility room, downstairs shower room, double bedroom and snug.

The first floor has a generous landing space, principal bedroom with en suite shower room and dressing room, a further double bedroom, family bathroom and eaves storage.

Outside the south-easterly rear private gardens are very well established and provide good screening from all sides. The gardens are approximately 0.5 acre and consist of a large lawn area, mature bushes and trees, courtyard area, patio extending the length of the property. To the front there is a large gravelled driveway with parking for numerous vehicles and a detached triple garage.

