

SERVICES

Mains gas, electricity and water.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

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



Crosswater Lane, Churt, Farnham, Surrey, GU10

Guide Price £850,000

A charming attached period cottage in need of some renovation set in this stunning position next to Frensham Common, within grounds of approximately 1 acre. EPC rating (E)

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ACCOMMODATION

Drawing Room, Dining Room, Kitchen, Study, Boiler/Utility Room, Bedroom with ensuite, Three further Bedrooms and Family Bathroom, Garden

DESCRIPTION

A delightful four bedroom attached period cottage constructed of brick and stone under a clay tile roof with parts dating back 400 years. The cottage is full of charm and plenty of character features, and is set within its own stunning grounds with a stream in a desirable location in Churt.

Crosswater Farm has recently had a portion of the property sectioned off to form a separate property that is not included in the sale. The property provides a four bedroom attached cottage with three reception rooms set within its own stunning gardens and stream. A new boiler has recently been installed but there is scope to modernise and update the cottage. Throughout the property there are oak beams to the ceiling and walls, the original wooden front door leads into the study with access to the utility/boiler room. From the study the door leads through to the dining room with an inglenook fireplace under a bressummer beam, feature shelving unit and views to the front, access through to the inner hall with stairs leading to the first floor. There is a downstairs bathroom comprising of bath, wc and basin. The kitchen has a gas fired Aga, a range of eye level and base units under a wooden work top, space for a dining room table, feature beams to the walls and a door leading to the rear garden and terrace which is ideal for al fresco dining. A further bathroom comprising bath, wc and basin. The drawing room has dual aspect with French doors leading out to the terrace and stunning views of the garden. Upstairs are three double bedrooms one with ensuite and a further single bedroom and a family bathroom.

OUTSIDE

The property is approached via a private drive leading to the front and side of the property with parking for 4/5 cars. The gardens are of particular interest, there is a lawned area to the front and side behind mature hedges and then through to the main garden at the rear which has a parkland feel to it with a variety of stunning mature trees, shrubs and hedges and a delightful stream that runs along the border with access to Frensham Common.

LOCATION

The property is situated close to the popular village of Churt, where there is an array of local shops, a highly regarded village school, church and public house.

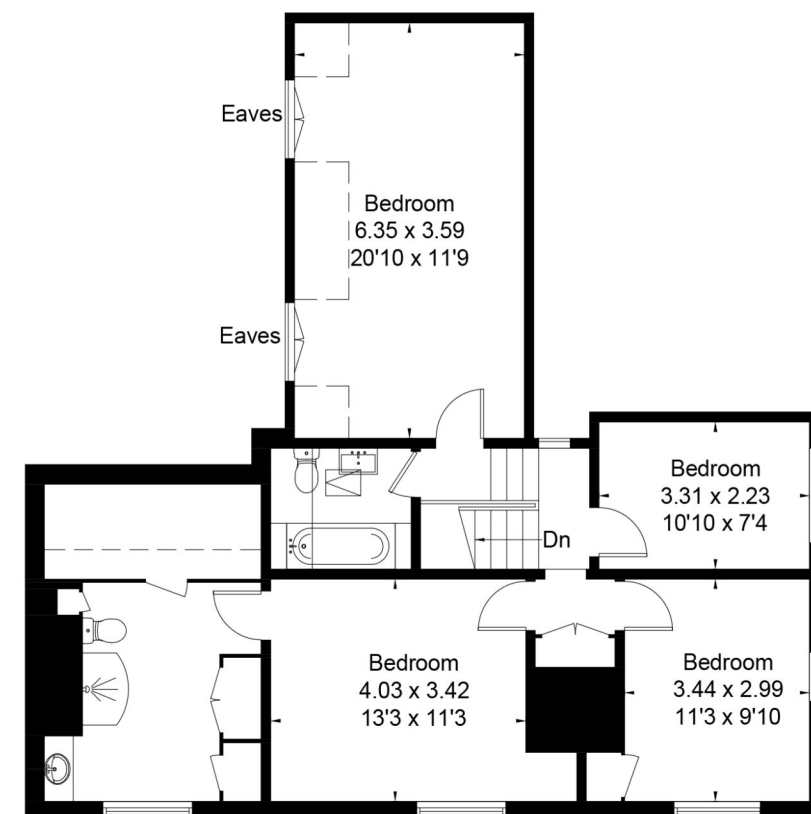
To the south of the village is the Hindhead golf course, Hindhead, Haslemere and the A3, providing access to London and the south coast. Both Farnham and Haslemere provide rail access to London Waterloo in approximately one hour.

The surrounding area boasts many miles of unspoilt countryside, most of it under the ownership of the National Trust and there are numerous opportunities for walking and riding at nearby Frensham Ponds, Hankley Common and Bourne Woods. There is sailing at Frensham Ponds and golf at Hankley and Hindhead.

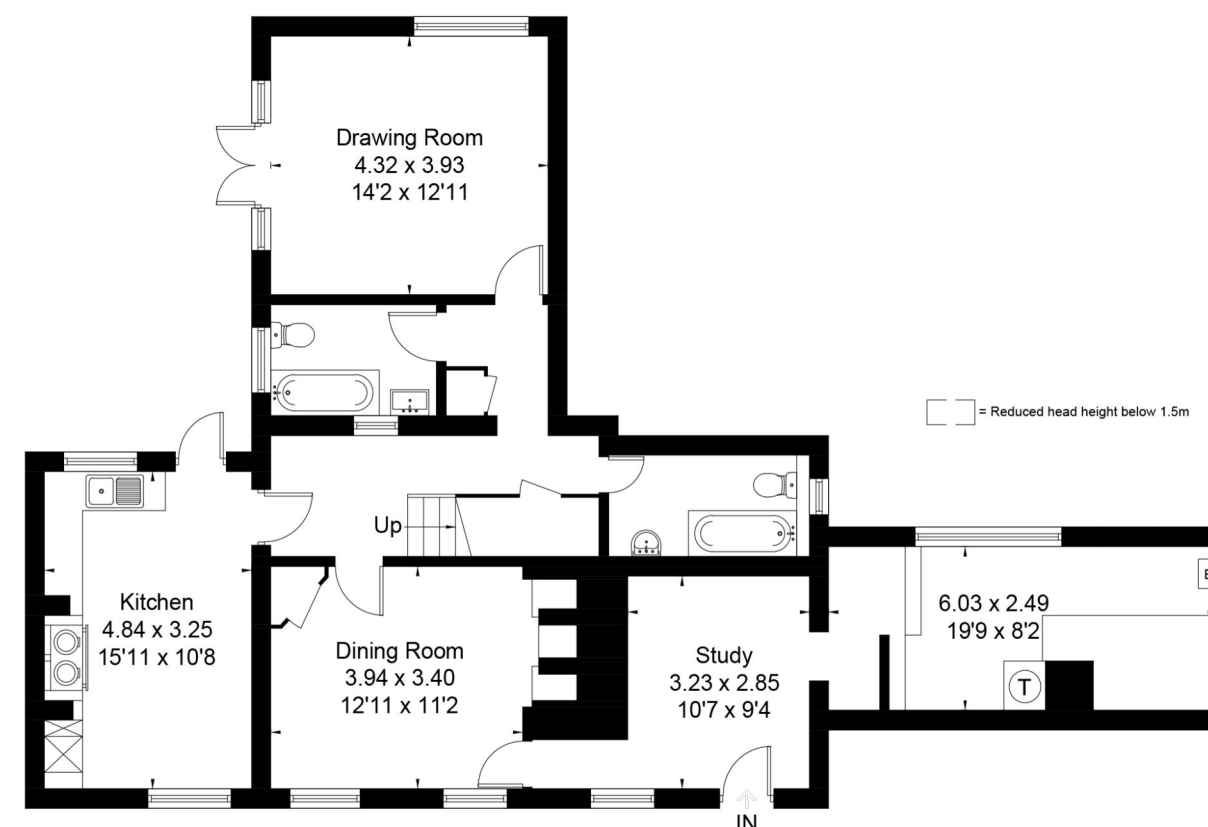
Farnham lies on the A31, which links Guildford to the east down towards Winchester in the west. The Blackwater Valley Road, (A331), enables dual-carriageway access to the M3 joining at junction 6. The area is renowned for excellent government funded and independent schools Waverley Abbey Junior School and South Farnham School as well as Frensham Heights, Edgeborough and St Edmunds.

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

Approximate Area = 192.8 sq m / 2075 sq ft
Including Limited Use Area (8.2 sq m / 88 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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