

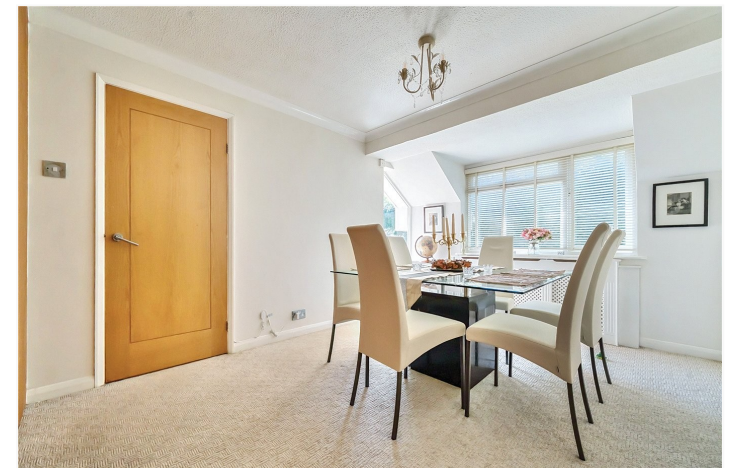
The Meadows, Churt, Farnham, GU10

Approximate Area = 1795 sq ft / 166.7 sq m

Outbuilding = 105 sq ft / 9.7 sq m

Total = 1900 sq ft / 176.4 sq m

For identification only - Not to scale



THE MEADOWS, CHURT, FARNHAM, SURREY, GU9

Guide Price £1,000,000

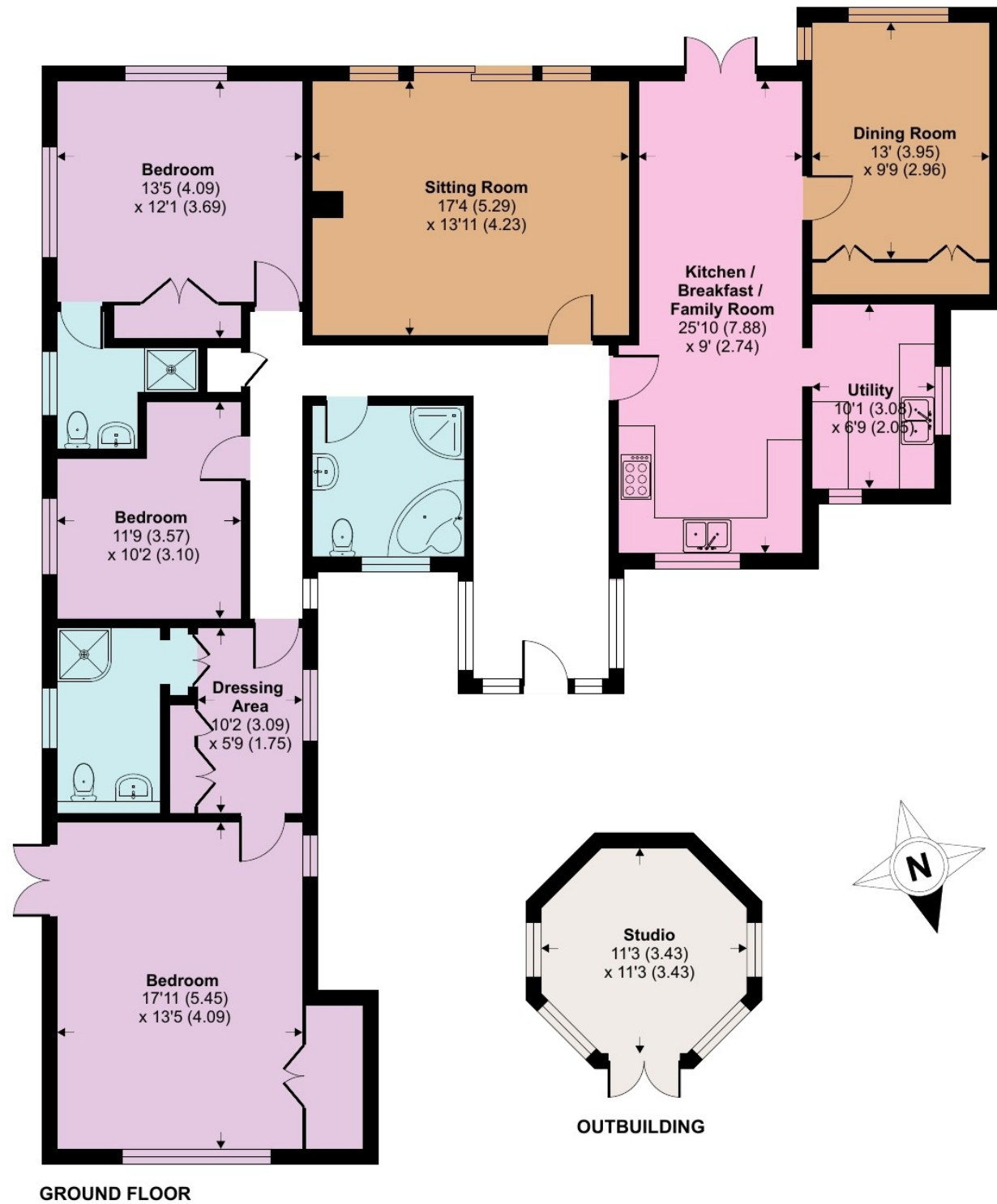
A well presented bungalow set in a secluded position on a private road within a sought after village location.

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- ACCOMMODATION**
- Large kitchen/breakfast room
 - Adjoining utility room
 - Two large reception rooms
 - Principal bedroom suite with dressing area
 - Guest bedroom with en suite
 - Further double bedroom
 - South facing garden
 - Village location

DESCRIPTION
Approached via a driveway, this is a highly desirable bungalow set within a beautiful secluded setting with upmost privacy.

The property is located within 0.4 miles of the village shops and amenities.

Arranged on one level, there is the potential to extend, subject to the necessary planning consents. The accommodation comprises large and inviting entrance hallway, 25' kitchen/family/breakfast room with French doors to rear and adjoining utility room, sitting room with log burning stove and sliding doors to patio area, dual aspect dining room. There are fibre optics with ultra-fast broadband installed throughout, including studio.

Furthermore there is a principal bedroom with dressing area, built in wardrobes and en suite shower room, guest bedroom with built in wardrobe and en suite shower room, further double bedroom and large family bathroom with separate shower.

Outside
The garden is most secluded and consists of a generous expanse of lawn, traditional summerhouse, raised beds and borders, vegetable



patch, established shrubs and trees, rear patio. To the side of the property there is a quiet courtyard area and the front garden is bordered by established hedgerow. At the front of the house there is a large gravelled driveway with parking for several vehicles.

LOCATION
The Meadows is a private road set about a quarter of a mile from 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 Pond, 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/Haslemere) 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	82 B