

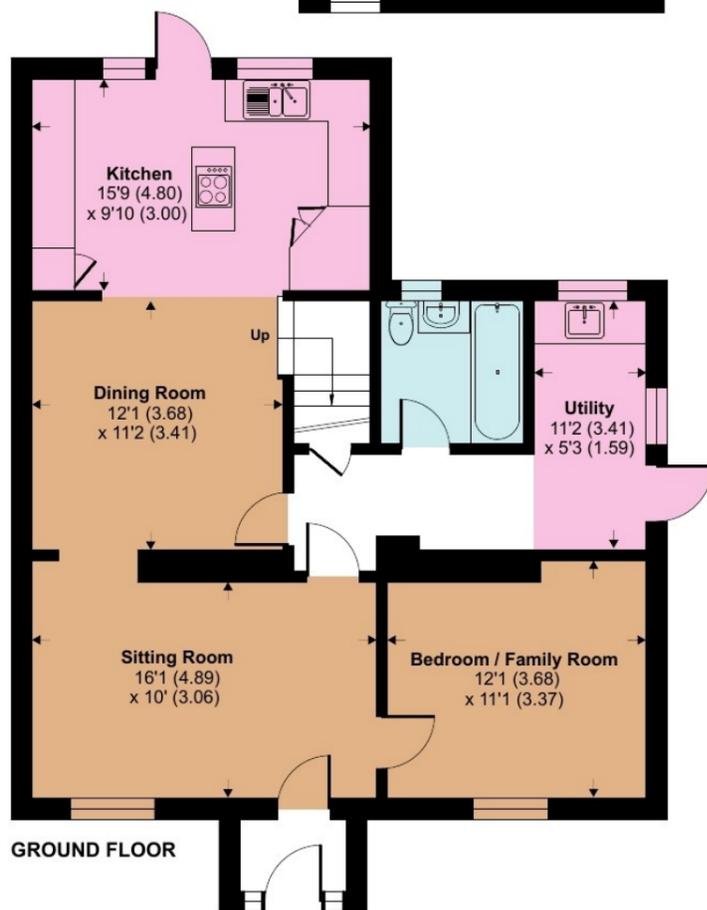
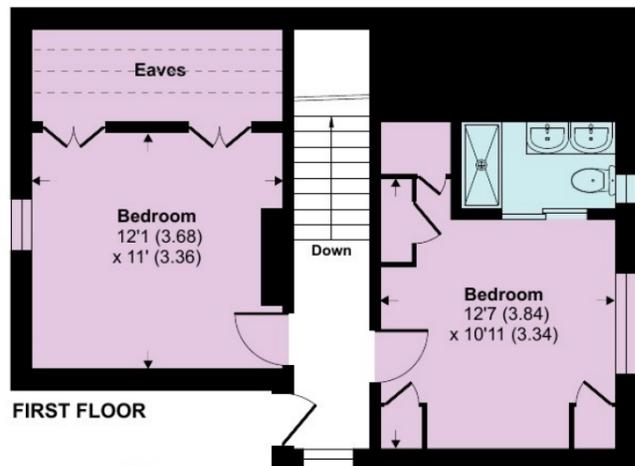
# Crossways, Churt, Farnham, GU10

Approximate Area = 1224 sq ft / 113.7 sq m

Limited Use Area(s) = 59 sq ft / 5.4 sq m

Total = 1283 sq ft / 119.1 sq m

For identification only - Not to scale



## CROSSWAYS, CHURT, FARNHAM, SURREY, GU10

Offers Over £650,000

Situated in the heart of Churt village, this property provides a rare opportunity to enjoy village living in a highly convenient and picturesque setting, which has direct access onto the village green.

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**ACCOMMODATION**

- Well presented village home
- Two reception rooms
- Superb modern fitted kitchen with central island
- Utility room
- Three bedrooms and two bathrooms
- Large gravel driveway with extensive parking
- Private garden with gated access to village green and cricket pitch
- No onward chain

**DESCRIPTION**

The Cottage offers spacious and flexible accommodation ideally suited to those seeking a comfortable home in a central village position.

One enters through a porch and into a bright and welcoming sitting room with open fireplace, a ground floor bedroom/family room sits conveniently to one side, while an inner hallway leads to the rest of the ground floor accommodation.

On the opposite side of the sitting room, there is a dining room, an excellent space for hosting and everyday meals, which in turn flows into the beautifully fitted kitchen. This room is a particular highlight of the home, offering generous workspace, a central island, and direct access to the rear garden. The layout provides both practicality and a sociable ambience. The inner hallway also gives access to the family bathroom, along with the utility room and a useful side door to the exterior.

Stairs rise to the first floor where two further double bedrooms can be found. Both enjoy roofline features, creating characterful spaces with excellent natural light. The main bedroom benefits from an en suite bathroom, and each room offers useful eaves storage.

**Outside**

The Cottage sits comfortably within its plot and enjoys excellent outside space. To the front, a wide gravel driveway provides ample parking for multiple vehicles, framed by mature hedging and offering good privacy.



The rear garden is a superb feature of the property and is mainly laid to lawn and bordered by mature hedgerows. A generous patio adjoins the back of the house, creating an ideal space for relaxing or entertaining. A particularly special aspect is the direct gated access to Churt village green and cricket pitch, offering an incredible sense of openness and a unique lifestyle. A garden shed provides further storage, with scope for additional garden structures if desired.

**LOCATION**

The property is situated within immediate walking distance of Churt village centre which offers a convenience store for day-to-day needs. The village also offers a local village school, public house, convenience store, 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 F

**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		79 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		