

7 PARKHURST FIELDS

CHURT • FARNHAM

7 Parkhurst Fields, Churt, Farnham, Surrey, GU10 2PG

Attractive four bedroom detached house in a quiet cul de sac position in the highly desired village of Churt.
Level sunny garden, driveway parking and garage.

- Georgian style double fronted detached house offering great family accommodation
- Driveway parking and garage tucked away at the rear of the plot, which has had a play/craft room created within it
- Open front garden with mature roses flanking the entrance porch
- Front door opening into a spacious hallway with cloakroom and stairs to the first floor. Laid with Amtico flooring which extends into the study
- Double aspect sitting room with patio doors to the garden
- Rear aspect dining room/snug, currently with an opening to the sitting room but this could easily be closed up if preferred
- Front aspect study/family room
- L-shaped kitchen with patio doors onto the garden. Fitted with a range of drawer and cupboard storage with integral oven and gas hob, with space for further white goods. Scope to extend (STPP) to create a superb state of the art kitchen ideal for modern day family lifestyles
- Master bedroom benefitting from three large windows allowing natural light to flood into the room, two built in wardrobes and an en suite bathroom
- Three further bedrooms
- Stylish and contemporary family bathroom
- Walking distance of village centre shops and primary school
- Easy drive to Farnham offering mainline rail services, retail shops and restaurants, and sport and leisure facilities including a Reel cinema



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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LITTLE MISS











OUTSIDE AND FURTHER INFORMATION

The gardens are a real feature of this house, extending around three sides of the property. To the front of the house are lawns and mature rose beds which is an attractive approach to the home. Mature roses are also beautifully displayed in the rear garden alongside a range of mature shrubs and hedging. Adjacent to the rear of the house is an attractive Indian Sandstone patio which extends onto further pathways throughout the garden. In the far corner of the garden is a further corner patio area, which is the perfect spot for catching the evening sun. The remainder is mainly laid to lawn with raised vegetable beds alongside a walled part of the garden.

Tenure: Freehold **EPC Rating:** C **Council Tax Band:** G (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage. **Broadband and Mobile services:** Visit checker.ofcom.org.uk













LOCATION

Parkhurst Fields is a quiet tucked away development within Churt; a highly regarded neighbourhood offering a range of family homes. The area is characterized by its peaceful ambiance and picturesque surroundings, nestled within The Surrey Hills Area of Outstanding Natural Beauty, providing a serene retreat from the hustle and bustle of the nearby Georgian market town of Farnham.

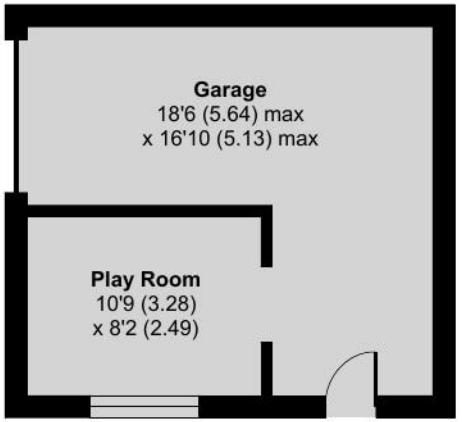
Churt boasts a thriving village community with essential amenities including a convenience store, post office, Indian restaurant and two pubs; The Crossways and Bel & The Dragon. An active village hall hosts various events and just behind is a children's play area, cricket pitch, football pitches and tennis Club. St Johns village Infant school is the local school which is highly regarded in the area. There is an excellent choice of both state and private schools in the area including South Farnham School, Weydon Secondary School, St. Polycarps, Edgeborough, Frensham Heights, More House and Barfield.

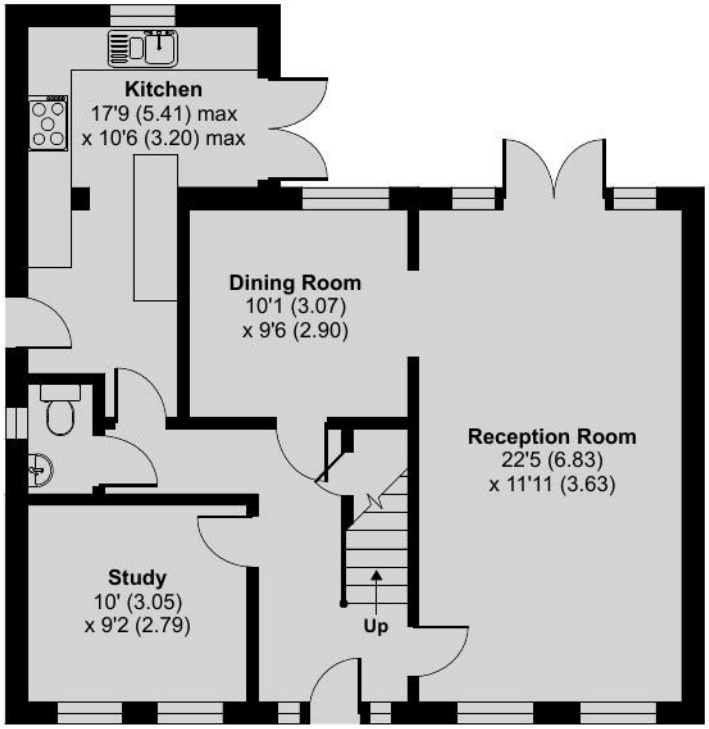
Avalon Garden Centre, Hyde Orchards Farm Shop and Churt Sculpture Park are close by. Walking, riding and cycling can be enjoyed at Hankley Common, Frensham Ponds, Thursley Nature Reserve, Witley and Milford Commons, Elstead Moat Pond and Board Walk and The Devils Punchbowl. Hankley golf club is very close by and sailing is available at Frensham Great pond.

South West train service runs a frequent service from Farnham Station to London/Waterloo in approximately 53 minutes. Communications are excellent with the A31/A3 and mainline station providing links to London and the South Coast.

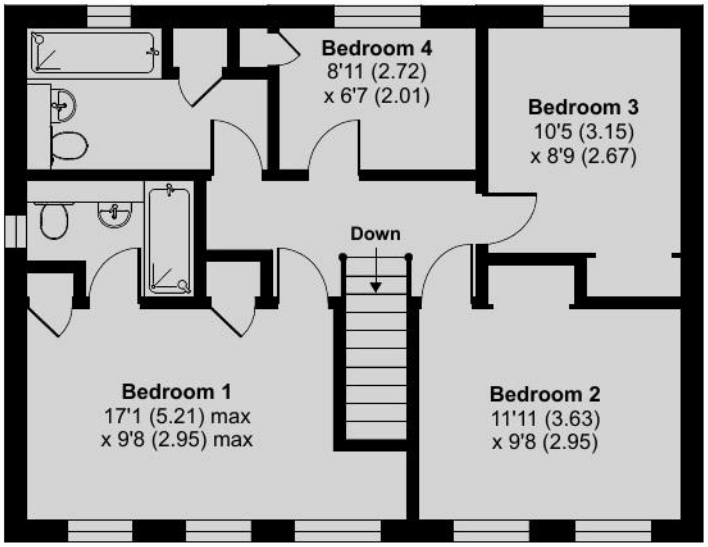
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Approximate Area = 1429 sq ft / 132.7 sq m
Garage / Play Room = 311 sq ft / 28.9 sq m
Total = 1740 sq ft / 161.6 sq m
For identification only - Not to scale





GROUND FLOOR



FIRST FLOOR

Seymours

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1297131

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