



# 9 THE MEADOWS

CHURT • FARNHAM

## 9 The Meadows, Churt, Farnham, Surrey, GU10 2JR

*Generous detached bungalow situated in grounds of approx. quarter of an acre within a quiet cul de sac in the highly desired Surry Hills village of Churt.  
Offered with no onward chain.*

- A well loved family home for some 45 years; with beautifully tended and matured gardens, now offering scope for some modernisation
- Situated within a quiet private road within walking distance of village amenities
- Generous driveway parking in addition to an integrated double garage, with attractive front garden surrounding
- Large extended entrance porch linking the bungalow and garage
- Inner front door which open into an entrance hall with cloakroom
- 27'1 wide double aspect living room with central fireplace, bay window and patio doors onto a south facing conservatory over looking the rear garden. Plenty of space for lounge and dining furniture with the conservatory adding extra flexibility
- Fitted kitchen with a range of drawer and cupboard storage, including integrated oven and hob with space for further white goods. Side door offering garden access
- Generous master bedroom with built in double wardrobe and en suite shower room
- Two further double bedrooms
- Family shower room featuring a large walk in shower
- Offered to the market with no onward chain



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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## OUTSIDE AND FURTHER INFORMATION

Situated in a plot of 0.24 acres with mature, well established and planned gardens surrounding. Adjacent to the bungalow is a paved patio area, overlooking a feature pond with pathways and lawn beyond. Mature hedging provides an attractive backdrop as well as privacy. Tucked away in the corner is a greenhouse, while an irrigation system to the south west facing garden enhances the raised beds in place, a true delight for the working gardener.

**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** F (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. Additionally there are solar panels to the roof

**Broadband and Mobile services:** Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

**Private Road:** There is a residents management company set up for The Meadows. Yearly costs of £220 currently.





## LOCATION

The Meadows is a quiet tucked away cul de sac within the village of Churt; a highly regarded neighbourhood. A private road formed of generous detached bungalows in spacious plots. 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.



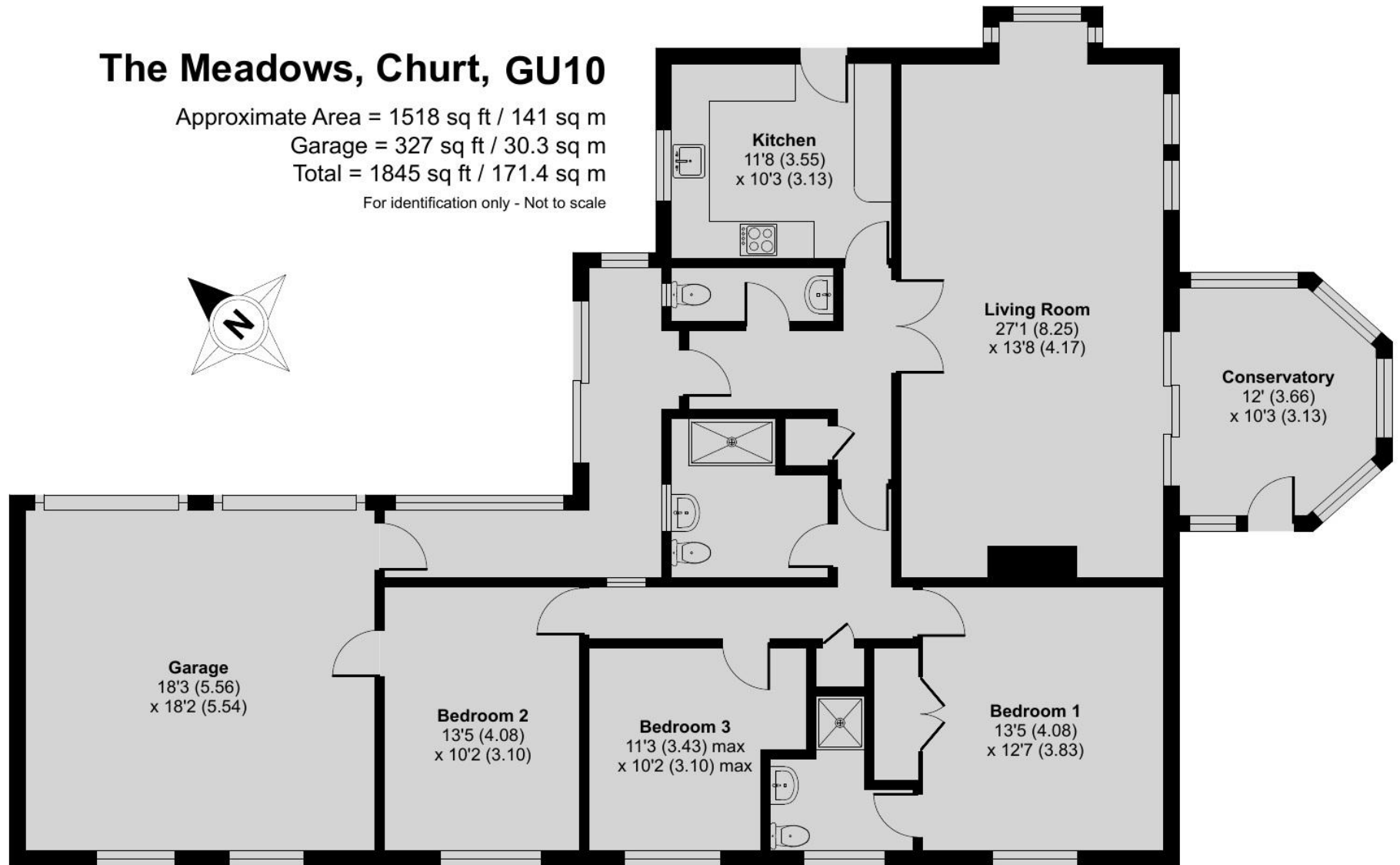
# The Meadows, Churt, GU10

Approximate Area = 1518 sq ft / 141 sq m

Garage = 327 sq ft / 30.3 sq m

Total = 1845 sq ft / 171.4 sq m

For identification only - Not to scale



GROUND 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: 1309972





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