



GREEN ACRES

CHURT • FARNHAM

Green Acres, Green Lane, Churt, Farnham, Surrey, GU10 2LT

Detached character house in grounds of approx 1/3 acres with a superb surrounding rural outlook. A quiet, tucked away position in the highly desired village of Churt, within the Surrey Hills Area of Outstanding Natural Beauty. No Onward Chain.

Built in 1911 as a farm labourer's cottage originally it is easy to understand the rural position this home enjoys, the rarity of the views that can be enjoyed makes this a very special home. Yet it remains well connected to amenities being situated on a quiet single track road just off the Tilford Road which links Hindhead with Tilford and Farnham.

The house has been extended and modernised over the years to provide flexible and spacious accommodation; with the current owners having enjoyed over 25 years there.

A large drive sweeps in offering parking and turning for numerous vehicles with a lawn to the front of the house which itself is edged by attractive floral borders.

The original front door opens into a hall (with stairs to the first floor) flanked by reception rooms to either side. To the right is a family room with an original ornamental fireplace whilst to the left is a lovely dual aspect dining room which is open plan to the kitchen; which has patio doors onto the garden, thus collectively creating a superb triple aspect room for dining and entertaining in. The kitchen is contemporary with a good range of drawer and cupboard storage and work tops which extend around into a breakfast bar. There is a rangemaster with electric oven and gas hob (calor), American fridge freezer plus integrated dishwasher. Complementary storage can be found via a walk in storage cupboard and cupboard under the stairs.

The stand out reception room has to be the triple aspect sitting room which allows light to flood in and views over the garden enjoyed, with two sets of patio doors opening onto the terrace. A central wood burning stove is both a central feature and a cosy spot to gather round in the winter. A rear aspect study with door to the garden, a vaulted utility room and shower room complete the ground floor accommodation.

Moving to the first floor there are four double bedrooms and a family bathroom. The two front bedrooms benefitting from original feature fireplaces and built in cupboards whilst the master bedroom enjoys a double aspect with several built in wardrobes and an en suite bathroom.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The gardens and the view are quite simply the stand out feature of this lovely character home. Enjoying grounds of approximately a third of an acre but with views that stretch as far as the eye can see over adjoining fields and woodland. Adjacent to the house is a large shaped terrace; perfect for entertaining and al fresco dining with attractive brick steps laid in a herringbone style down to a large lawn. There are three mature hornbeam trees further down alongside raised sleeper vegetable beds, fruit cages and a large garden shed.

Tenure: Freehold

EPC Rating: D

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, oil fired central heating to radiators and private drainage.

Broadband and Mobile services: Visit checker.ofcom.org.uk





LOCATION

Situated on a quiet single track residential road, in a desirable rural location convenient for the Villages of Hindhead, Churt, Tilford, Frensham and Thursley; all within The Surrey Hills. The highly regarded Bell and The Dragon pub and restaurant, Churt Sculpture Park, Avalon Garden Centre and Hyde Orchard Farm Shop/Hyde Out Cafe are all 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, The Devils Punchbowl, Bourne Woods and Alice Holt Forest (which also has a "Go Ape" high ropes adventure area). Hankley golf club is very close by and sailing is available at Frensham Great pond.

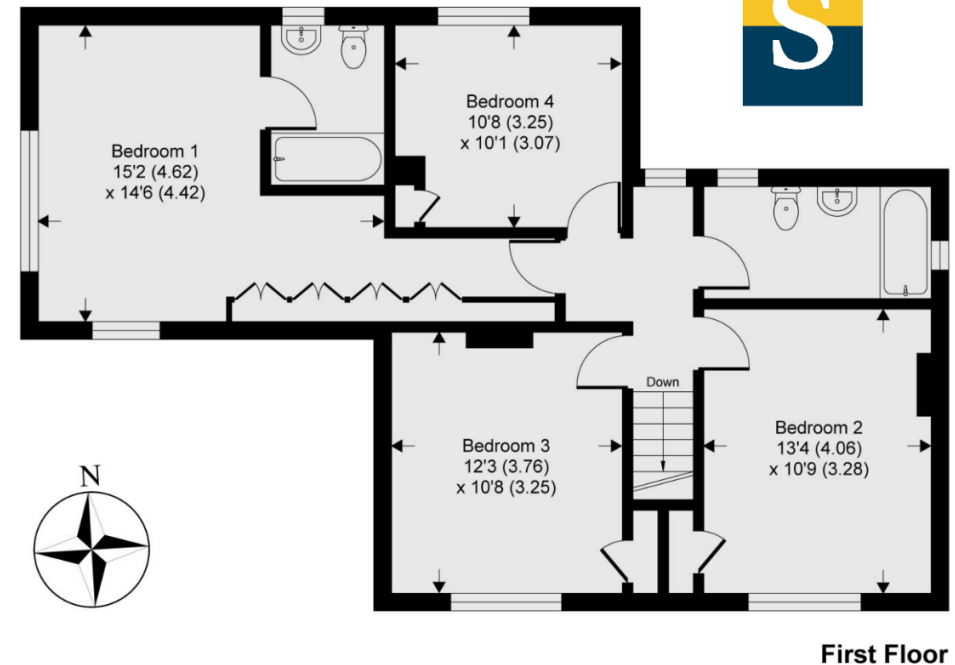
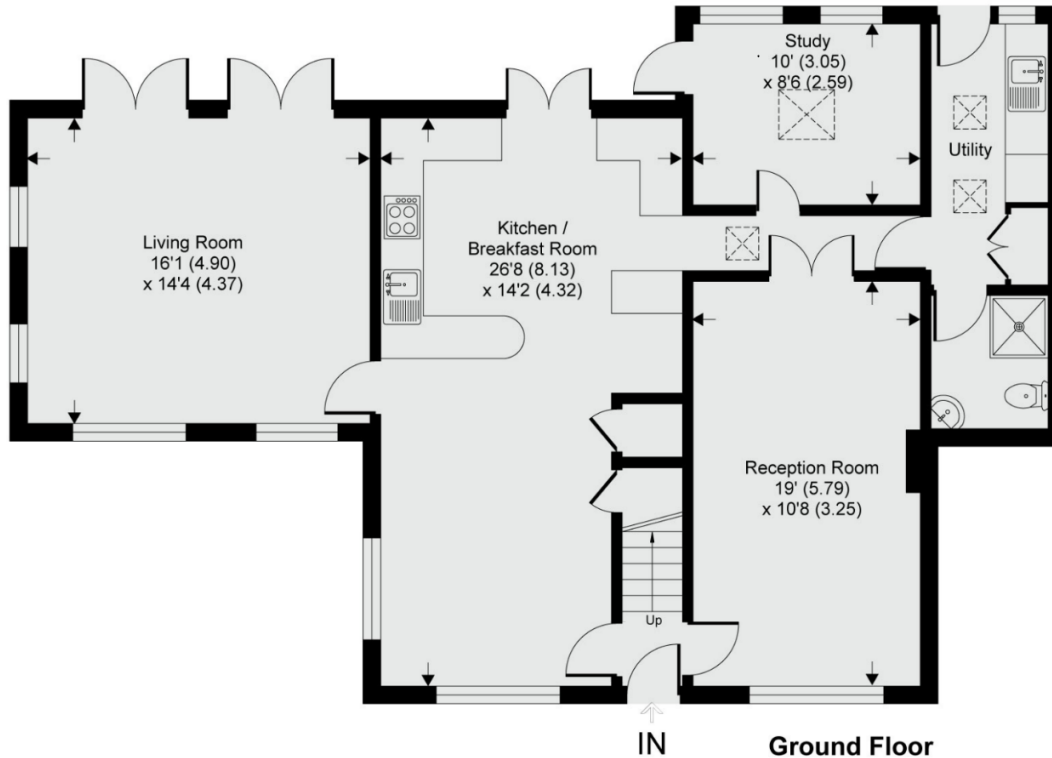
Churt is a highly regarded Surrey village, on the fringe of the Surrey Hills with acres of Outstanding Natural Beauty. Situated between Farnham and Haslemere, with both towns having good main line rail services and high street shopping center's. Churt benefits from a children's play area and cricket pitch, football pitches, tennis Club and local pub. St Johns village Infant school (Outstanding Ofsted report in 2010) is the local school which is highly regarded in the area. There are also good local primary schools in Tilford, Beacon Hill, Frensham and Grayshott, with an excellent range of private schools; please ask for further information.

Farnham is easily commutable; an old English Georgian market town with narrow cobbled streets and attractive architecture boasting many shops, cafés and restaurants, a 12th century castle and parish church. The town plays host to monthly and seasonal markets and the centrally located Farnham Maltings Arts Centre offers theatre, film and crafts events. New to the town is Brightwells Yard complex bringing a new shopping centre with a six screen cinema, restaurants, town square and public gardens. There are two leisure centers, one of which is a David Lloyd gym and spa, plus the usual various sporting clubs alongside The Bourne Tennis Club, the newly opened Hurlands Pickleball and Padel Club and Frensham Ponds Sailing Club. Farnham's historic deer park offers over 300 acres of beautiful open countryside.

The A3, much improved by the Hindhead Tunnel, is a few minutes' drive away with its motorway style connections with the South Coast, London and connections with the M25 (to both major airports).

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Approximate Gross Internal Area = 173.7 sq m / 1870 sq ft



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