



2 LLOYD GEORGE GARDENS

CHURT • FARNHAM

2 Lloyd George Gardens, Churt, Farnham, Surrey, GU10 2BE

Immaculately presented semi detached house built only four years ago to the highest of standards by Mulberry Homes LTD, and improved by the current owners. Enjoying a beautiful rural position overlooking woodland on the edge of the Surrey Hills AONB, whilst being only a short drive from town and village facilities and the A3.

An exclusive development of handsome executive homes on the rural fringe of Churt and Hindhead, built to the highest of standards with a house design reflective of the key characteristics of the Arts and Crafts movement such as steeply pitched tiled roofs with sweeping gables and brick mullioned windows, all the while seamlessly blending with the rural setting it commands.

Attractive landscaping of communal areas is appreciated as you sweep into the development, and onto the generous driveway to no 2. There is off road parking for a number of vehicles in addition to an integral garage (with electric door) and there is an EV charge point already in place for modern car ownership.

The front door opens into a spacious and welcoming entrance hall with cloakroom and stairs to the first floor. Attractive Karndean flooring extending throughout the ground floor; perfect for enjoying the underfloor heating.

Enjoying a front aspect is a formal sitting room with shuttered windows and stylish Dik Geurts wood burning stove.

A generous kitchen/dining room extends across the rear of the house enjoying views over the garden. From the dining area patio doors open directly onto the garden creating a

seamless access point for summer al fresco dining. The kitchen benefits from an extensive range of built in drawer and cupboard storage in addition to an integral Quooker tap offering sparkling, filtered and instant boiling water, oven, grill and warming drawer, large induction hob, dishwasher and fridge freezer. Complementing the kitchen is a separate utility room with access to both the garage and garden.

Moving to the first floor the landing has a cheeky and characterful eyebrow window allowing natural light in, the loft access is also found here which has a remote control electric hatch opening function; the loft itself offering great additional storage if needed.

The master bedroom and en suite shower room extend across the whole of the rear, with built in wardrobes and a demisting mirror backlit within the en suite. The 2nd bedroom is a good double with fitted shutters. Bedroom three an ideal children's bedroom currently, but was formerly a study with all the cat 6 cabling still in place should it been needed for this purpose again.

Completing the accommodation is the family bathroom; fully tiled with a large mirror and free standing bath.

Offered with the balance of a 10 year NHBC warranty.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The garden to the rear has been recently landscaped to provide a large shaped patio area, ideal for entertaining and dining. A lawn and generous gravelled area extend away from this with formal flower beds created within and to the side. A path extends through this to a super garden studio/home office with external lighting, Cat 6 cabling, wifi, heating and power (which still benefits from 6 years warranty remaining). To one side is an office with a large side window and glazed door, to the other side is a store with roof light and glazed door. Separating the two areas is a sound proofing wall which could be removed to create one large studio if desired. Within the lawn is a wooden swing set, ideal for young families plus hard standing for a child's play house. To the side of the property is a path to the front garden accompanied by a useful shed, and external hot and cold water with its own drain; perfect for a dog wash after a mucky woodland walk, or filling a paddling pool which can be used immediately, rather than waiting for it to warm up!

Tenure: Freehold

EPC Rating: C

Council Tax Band: E (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. The ground floor benefits from room controlled underfloor heating.

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

Private Road: Service charge of approx. £800 pa. A residents management company is being set up.





LOCATION

Situated in a desirable rural location convenient for the Villages of Hindhead, Churt, Tilford, Frensham and Thursley; all within The Surrey Hills. The highly regarded Bel 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, situated between Farnham and Haslemere, both towns having good main line rail services into London and high street shopping centres. Churt is a delightful village with 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.

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 the M25 (to both major airports).

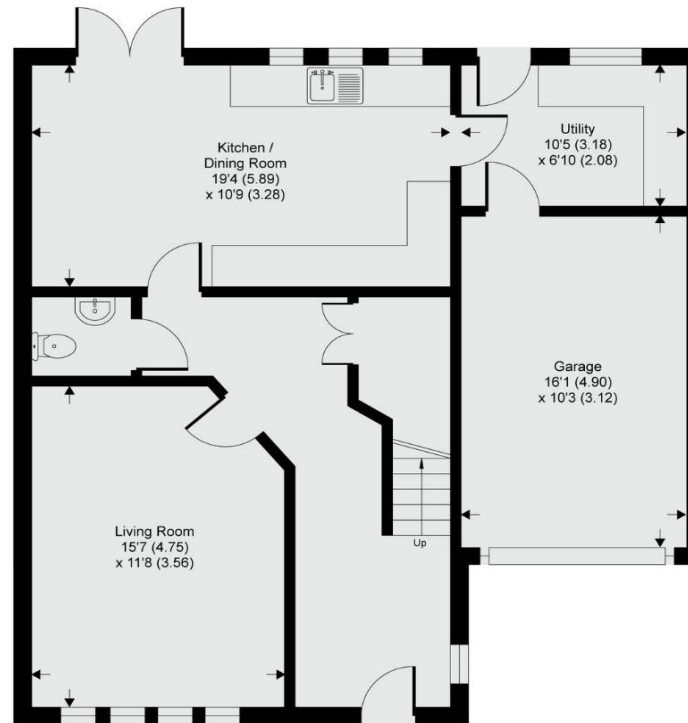
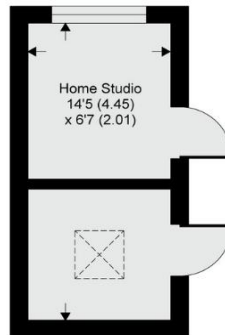
Lloyd George Gardens, GU10

Approximate Gross Internal Area = 118.9 sq m / 1280 sq ft

Approximate Garage Internal Area = 15.6 sq m / 168 sq ft

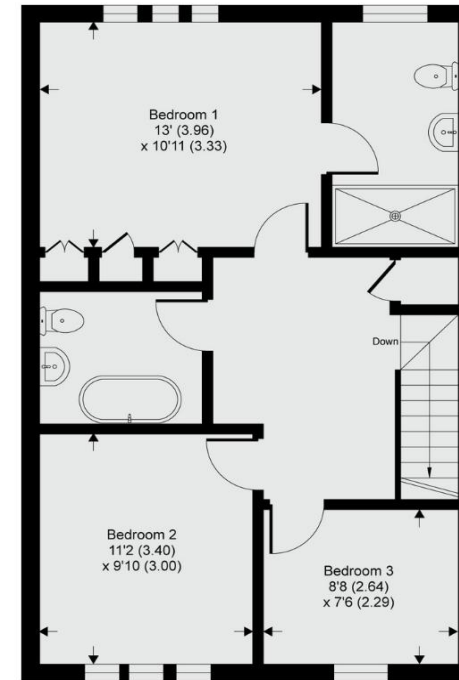
Approximate Outbuilding Internal Area = 8.8 sq m / 95 sq ft

Approximate Total Internal Area = 143.3 sq m / 1543 sq ft



Ground Floor

IN



First Floor



Seymours

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