



16 PARKHURST FIELDS

CHURT • FARNHAM

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

Spacious well presented four/five bedroom detached family home positioned within a sought-after cul de sac in the highly desirable village of Churt.

Generous accommodation extending over 1,400 sq ft plus garage; the accommodation offers incredible versatility with en suite bedrooms to both first and ground floors.

Situated in a quiet residential position within the popular Parkhurst Fields development; ideal for both growing families and downsizers due to it's proximity to village amenities.

Driveway parking and attached garage to the front providing excellent storage with scope for potential conversion subject to the necessary consents alongside an open lawned garden and pathway to the front door.

Covered entrance porch opening into a welcoming hallway with cloakroom and staircase to the first floor.

Spacious living room with French doors opening directly onto the rear garden and a wide opening into the dining room (also enjoying pleasant garden views) creating an ideal space for family living and entertaining.

Modern dual aspect fitted kitchen with an

extensive range of shaker-style cabinetry, integrated oven, grill, 4 ring hob, dishwasher and fridge freezer plus excellent worktop space.

Ground floor study/bedroom five with adjoining en suite shower / utility room (space and plumbing for washing machine and dryer) providing ideal guest bedroom or home office.

Principal bedroom with built-in wardrobe storage and contemporary en suite shower room. There are three further first floor bedrooms, all with built in wardrobes, served by a family bathroom fitted with a bath and separate shower.

Walking distance of village amenities, primary school and countryside walks. Easy access to Farnham with its mainline station, extensive shopping, restaurants and leisure facilities.

The area is well served educationally, with St John's CofE Infant School in Churt providing onward feeder links to Waverley Abbey CofE Junior School and South Farnham School. Woolmer Hill School in Hindhead is the principal local state secondary school.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The rear garden is a lovely feature of the property, being predominantly laid to lawn and enclosed by mature shrubs and fencing, creating a safe and private environment for children and pets. Adjacent to the house is a patio terrace providing the perfect space for outdoor dining and entertaining during the warmer months. Tucked into the far corner is the all important garden shed offering useful storage of tools, toys, and garden furniture.

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.

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, Woolmer Hill and Bohunt Secondary Schools, 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.

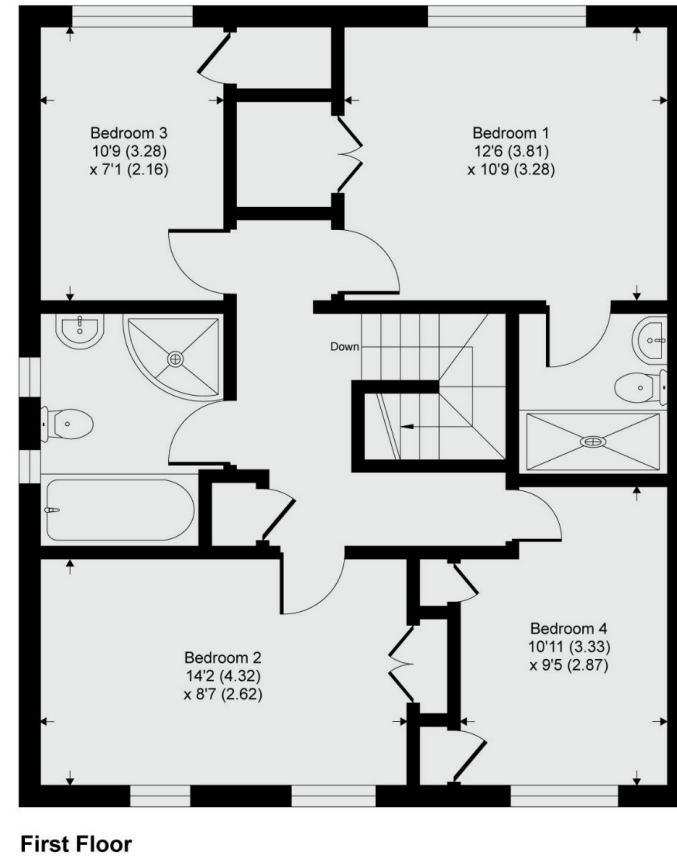
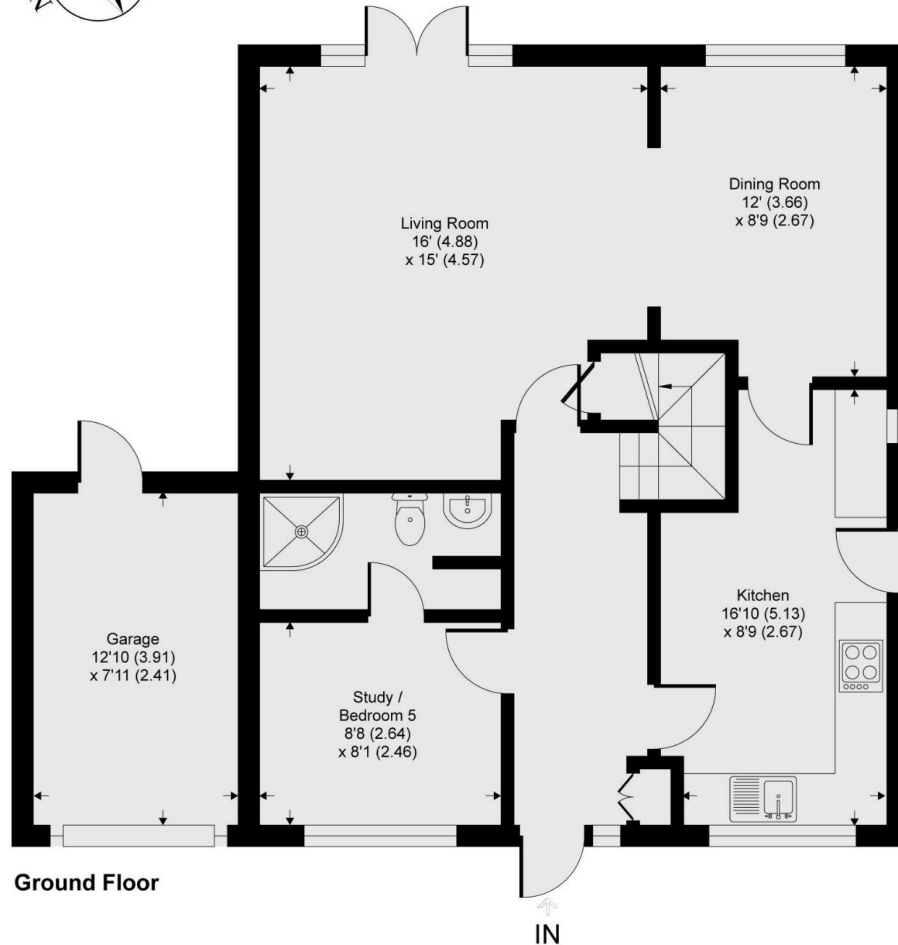


Parkhurst Fields, GU10

Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft

Approximate Garage Internal Area = 9.4 sq m / 102 sq ft

Approximate Total Internal Area = 141.5 sq m / 1524 sq ft





Seymours



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