



2 THE WHITE HOUSE

CHURT • FARNHAM

2 The White House, Crossways, Churt, Farnham, Surrey, GU10 2JA

Modern two bedroom/two bathroom semi-detached house offered with garden, parking and no onward chain. Walking distance of village amenities, primary school and countryside walks. Easy access to Farnham with its mainline station, extensive shopping, restaurants and leisure facilities.

- Approached via a shared driveway, with two allocated parking spaces to the rear of the property within a private residents parking area
- To the side of the house a vaulted entrance porch with a modern glazed front door provides a welcoming entrance space with a hanging area for coats and plenty of space for shoes
- A dual aspect living room offers plenty of space for lounge and dining furniture with patio doors opening onto a lovely private paved terrace
- The kitchen is fitted with a modern range of storage including an integrated oven, dishwasher, fridge and freezer
- Ground floor WC with utility storage built in and washing machine
- Stairs to 1st floor with a useful storage cupboard below
- The principal bedroom extends the full width of the property with built in wardrobes and an en suite shower room
- A 2nd good sized bedroom with built in cupboard has the use of a spacious family bathroom
- Courtyard style enclosed garden with attractive and low maintenance Indian sandstone paving offering a lovely space in which to relax, potter, dine or entertain. An outdoor shed providing valuable outdoor storage
- The White House was built in the 1930's and renovated into two spacious semi's around 2017. No 2 has been well cared for and presents in a ready to move into condition, particularly attractive as it is also offered with no onward chain
- A great village centre location for first time buyer and downsizers alike, but also offering excellent investment potential for a rental/landlord purchase.



KEY INFORMATION

Village Centre – ready to move into
Courtyard garden
2 parking spaces
2 bedrooms
2 bath/shower rooms
Offered with no onward chain

Aberdeen House, Headley Road, Grayshott, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk



LOCATION

Situated right in the very heart of Churt; a highly regarded Surrey village. 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 please ask for more information. 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.

Tenure: Freehold

EPC Rating: D

Council Tax Band: D (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

Private Road: No known charges

Approximate Gross Internal Area 809 sq ft - 75 sq m

Ground Floor Area 416 sq ft – 39 sq m

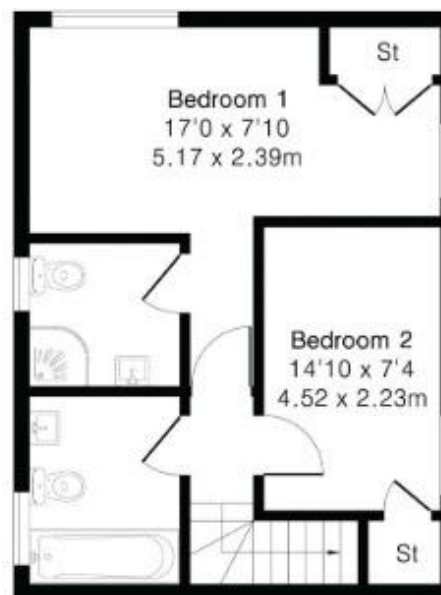
First Floor Area 393 sq ft – 36 sq m



Kitchen
9'2 x 4'8
2.80 x 1.43m



Ground Floor



First Floor

**This floorplan is for representation purposes only.
Any measurements are for guidance and should not be guaranteed upon.**



Seymours

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