

2 SPRINGMEAD COTTAGES

CHURT • FARNHAM

2 Springmead Cottages, Tilford Road, Churt, Farnham, Surrey, GU10 2LN

Charming 1930s semi-detached home within spacious gardens to both the front and rear, enjoying a beautiful rural position on the edge of the Surrey Hills AONB, whilst being only a short drive from town and village facilities and the A3. Offered with no onward chain.

The property has been thoughtfully improved over the years, creating a home which retains much of its original charm whilst offering a flexible, family friendly living arrangement.

Approached via a private lane to the rear of 4 cottages, no 2 enjoys the end position with off road parking for 2/3 cars. Access to the house is along a block paved pathway through level lawned gardens with mature shrubs, trees and plants interspersed which offer privacy from neighbours.

Entrance to the house is via a stable door into the kitchen; family, friends and guests all coming into the welcoming hub of a family home. (A formal front door can be found to the far aspect, which acts as a back door onto the main garden.) The kitchen/breakfast area has a range of built in drawer and cupboard storage, plus integrated oven and hob with space for several other white goods.

A door opens into a spacious sitting room with central wood burning stove and a bay window over looking the garden. There is space for both lounge and dining furniture, although these could be separated with the dining furniture going into the adjoining conservatory if desired; a very useful addition providing excellent flexibility for reception space with doors opening directly onto the gardens.

On the first floor, there are two good sized bedrooms and a family bathroom which benefits from underfloor heating, a large free standing bath and separate shower.

The principal garden (which technically falls to the front) has been recently landscaped to provide a wide lawned area with large raised flower bed to one side. New fencing, plus mature trees and hedging to the end provide established screened, creating a lovely sense of privacy and seclusion, being west facing it enjoys the sun throughout the afternoon and into the evening. There is further space to the side, where there is a patio area and log store.

Having remained in the same family for several generations, this characterful home now offers a new family the opportunity to write its next chapter.



KEY INFORMATION

Offered with no onward chain
Generous front and rear gardens
Off road parking
Two bedrooms
One of only four semi-detached cottages

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Situated in a desirable rural location convenient for the villages of Hindhead, Churt, Tilford, Frensham and Thursley; all within The Surrey Hills. The Sculpture Park , the highly regarded Bel and The Dragon pub and restaurant, 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).

Tenure: Freehold **EPC Rating:** E **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 and drainage. Heating is via electric storage heaters. Neighbouring properties have oil heating.

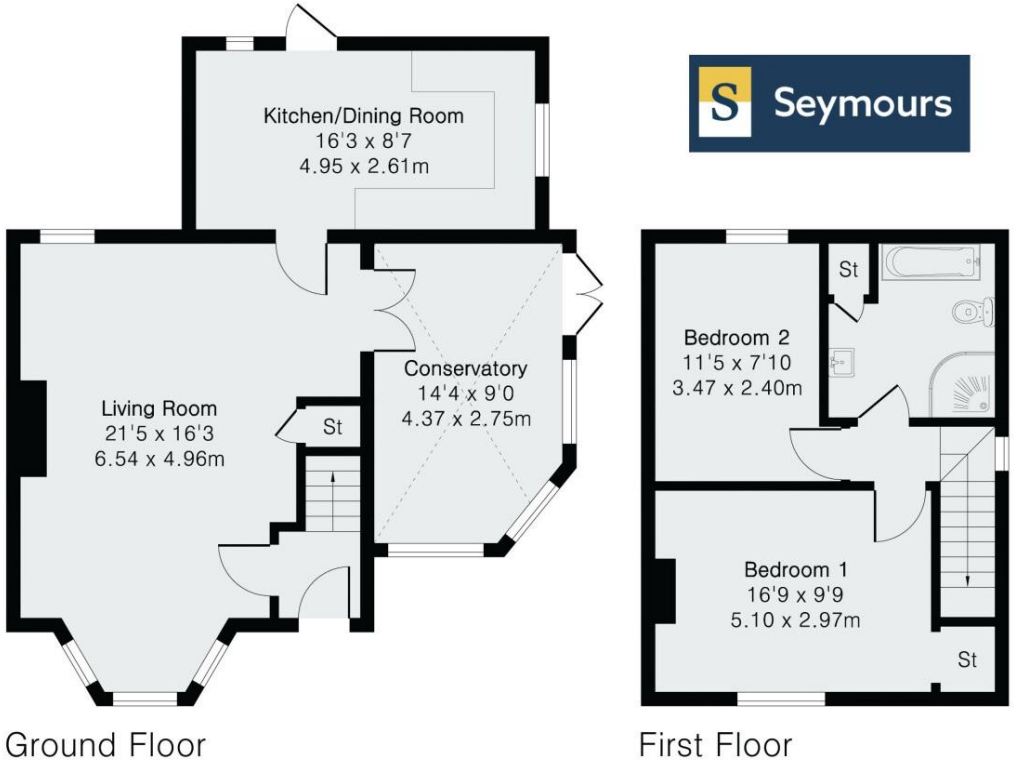
Broadband and Mobile services: Visit checker.ofcom.org.uk **Private Road:** No charges for maintenance of the lane

The Property Ombudsman

Approximate Gross Internal Area 944 sq ft - 87 sq m

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 349 sq ft – 32 sq m



Seymours

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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