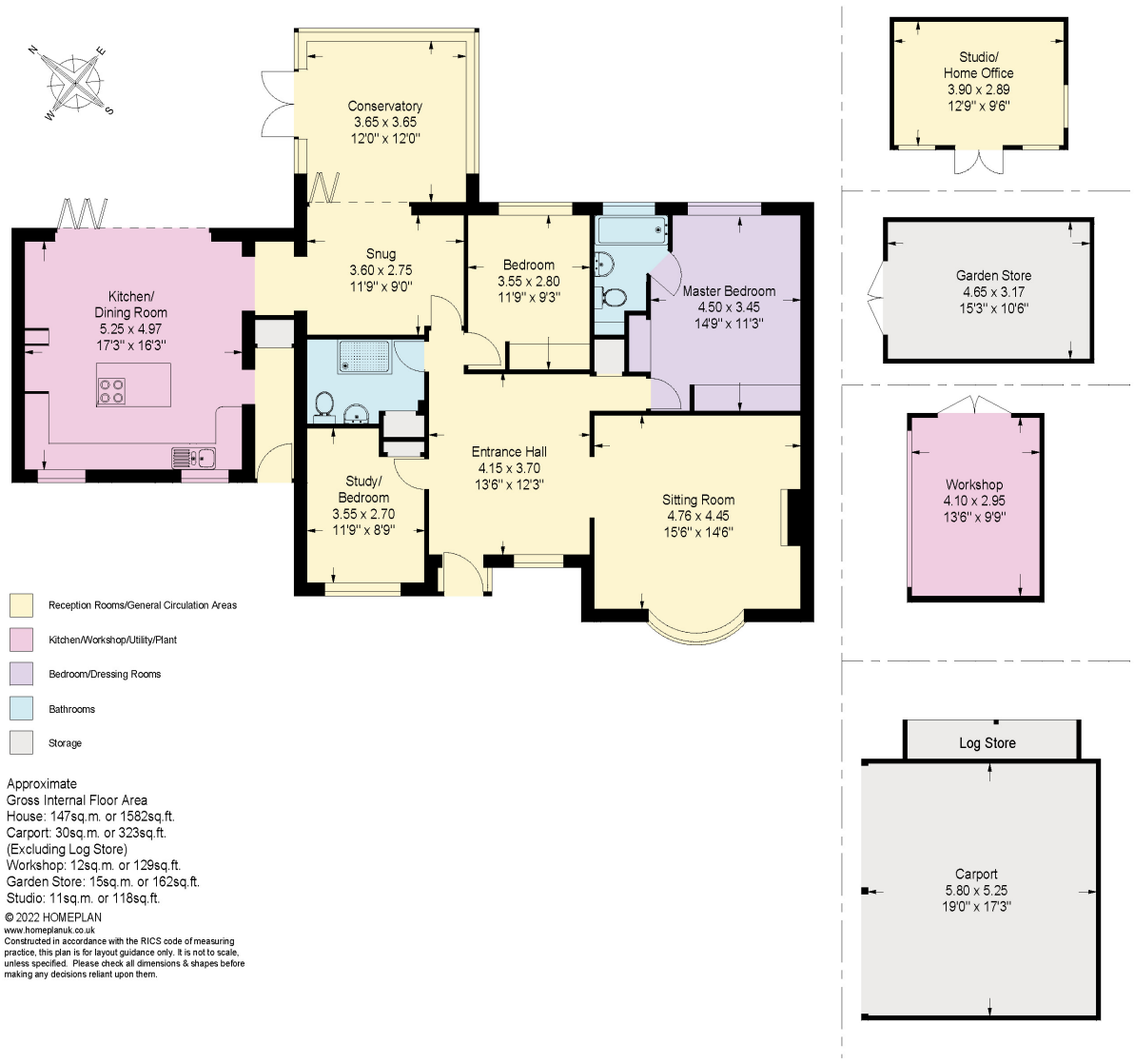
April Cottage, Crosswater Lane, Churt, Farnham, Surrey. GU10 2JN.
Guide Price £950,000

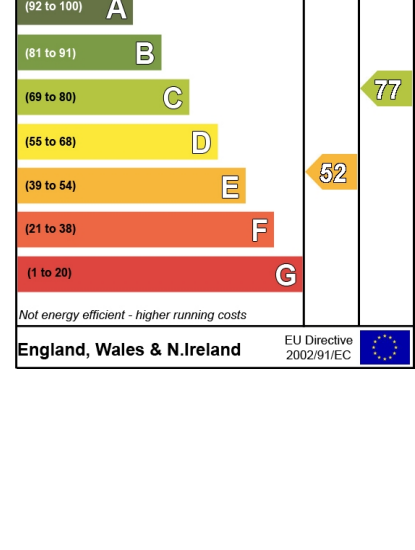
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Approximate
Gross Internal Floor Area
House: 147sq.m. or 1582sq.ft.
Carport: 30sq.m. or 323sq.ft.
(Excluding Log Store)
Workshop: 12sq.m. or 129sq.ft.
Garden Store: 15sq.m. or 162sq.ft.
Studio: 11sq.m. or 118sq.ft.

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Constructed in accordance with the RICS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.



15 Downing Street , Farnham, Surrey, GU9 7PB
Tel: 01252 718018
Email: sales@keatsfearn.co.uk
Web: www.keatsfearn.co.uk

keatsfearn

Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.







Description

April Cottage is situated in a quiet position on the outskirts of the village of Churt. The property has been recently re-decorated and benefits from a host of noteworthy features including; UPVC double glazing, gas fired central heating, wood burner in the sitting room, oak framed bi-fold doors, glorious paved terrace immediately adjacent to the rear of the property, and an insulated outside studio, to mention just a few.

Key Features: * Detached bungalow * 3 Bedrooms * 2 Bath/ shower rooms (1 en-suite) * 3 Reception areas * Conservatory * Kitchen/Dining room * Double bay garage * Various outbuildings * Automated timber gates * Secluded plot of approx. 0.37 acres * Quality flooring throughout * Fantastic scope to enlarge further, and make 2-storey (subject to the necessary planning consents being granted).

This location is ideal for those who like a quiet countryside location, and access to The National Trust owned Frensham Common and Frensham Little Pond. They both provide miles of walking and riding in this Area of Outstanding Natural Beauty and link with Hankley and Thursley Commons. The Frensham Pond Sailing Club is a private members club at the Great Pond. In Churt there are a few independant shops, a post office/shop, popular pub, church, village hall and a highly-regarded infant school. The village green is used for cricket, tennis and football and all those clubs are well-supported. There is also a playground and pre-school that run from the village hall.

Farnham, Haslemere and Grayshott offer a broader range of shopping, recreational and educational facilities, with the larger centres of Guildford, Basingstoke and Winchester slightly further afield. There is an excellent choice of schools in the area including St Johns Infant School, St Edmunds, Edgeborough and Frensham Heights. Mainline stations are at Farnham, Haslemere and Milford. The A3 and M3 which link with the M25 and the South Coast are a short drive away. Heathrow, Gatwick and Southampton airports are all about an hour away.

Agent's Notes - Keats Fearn have a personal interest in this property. The property also has a private drainage system (Klargester).

Directions

SAT NAV - GU10 2JN







