

High Cleeve, 4 Churt Wynde | £769,950

Hindhead | Surrey | GU26 6RJ

warren
powell-richards



High Cleeve, 4 Churt Wynde

Hindhead, Surrey, GU26 6RJ

£769,950 Freehold

No Onward Chain

Detached four bedroom house with stunning gardens to the rear, extending beyond expectations. Situated in a small cul de sac of only eight. Scope to extend if desired, with planning permission having been granted in the past, which has now lapsed.

- Substantial detached four bedroom family house
- Situated in a corner plot of approximately 0.4 acres, with the rear gardens lovingly landscaped and maintained to provide many areas of interest
- Quiet cul de sac of only eight houses in a semi rural position on the fringe of Beacon Hill/Hindhead
- Open front garden mainly laid to lawn with driveway parking leading to integral double garage with electric roller door and pathway to the front door
- Covered entrance porch opening into spacious entrance hall with parke flooring which extends into all reception rooms. Ground floor cloakroom
- Triple aspect sitting room with patio doors to the garden. Internal double doors to formal rear aspect dining room
- Front aspect study
- Modern fitted kitchen/breakfast room with extensive built in storage and space for table
- Separate utility room with doors to driveway, rear garden and family room/garage
- Family room/home office with access to garage
- Stairs to first floor landing
- Double aspect master bedroom with built in bedroom furniture and large en suite bathroom
- Three further bedrooms and modern family bathroom with bath and shower
- The garden has to be seen to be appreciated, there is a lovely brick paved terrace extending across the rear of the property with mature covered pergola. There are further steps and terraces which incorporate lawn, light woodland, green house and garden shed



LOCATION

Situated in a rural position on the edge of Beacon Hill/Hindhead and Churt villages. Hindhead is a small historic village, situated between the larger towns of Farnham and Haslemere, both having good high street shopping and main line rail connections to London. Beacon Hill has a number of useful local shops, restaurants and primary school. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports. Hindhead benefits from many acres of protected countryside, owned by the National Trust, the Devil's Punchbowl (being one) which is a designated area of outstanding natural beauty. www.beaconhillhindhead.org

DIRECTIONS

From the double roundabout in the centre of Hindhead take the A287 towards Farnham and Churt. As the road forks turn right into Tilford Road. Shortly after the Red letter box (by Clovelly Road) turn left into Churt Wynde and follow to the left.

COUNCIL TAX

Waverley Borough Council/Surrey County Council.

Council Tax Band G (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

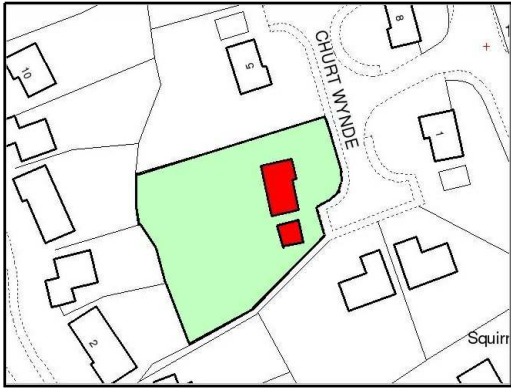
All mains services



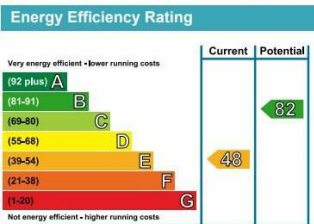
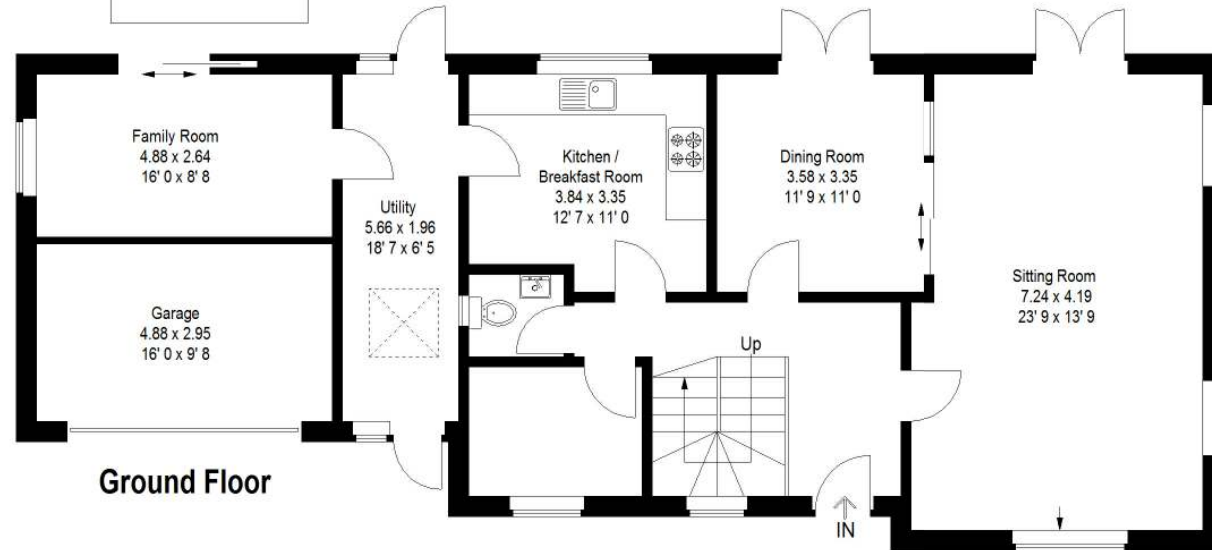
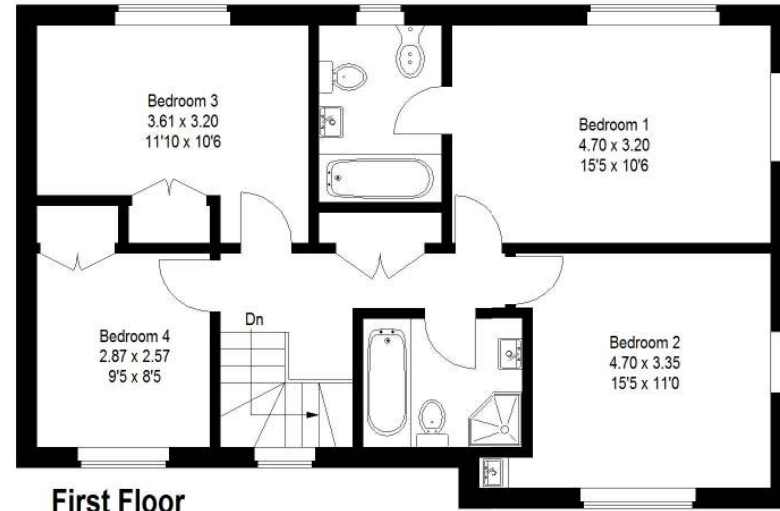


Churt Wynde

Approximate Gross Internal Area
 Ground Floor = 109.7 sq m / 1180.4 sq ft
 First Floor = 75.1 sq m / 808.5 sq ft
 Total = 184.8 sq m / 1988.9 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright. W1110