



Crossways | Churt | Farnham | GU10 2JA

Asking Price £1,100,000

Freehold

*Waterford's*  
Residential Sales & Lettings



# Crossways | Churt

## Farnham | GU10 2JA

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A stunning brand-new four-bedroom detached home by HH Hilder & Sons, located in the heart of Churt. Featuring a spacious 21ft kitchen-dining area with bi-fold doors opening to a private garden overlooking cricket pitches, this home also offers a separate living room, study, utility room, and downstairs WC. The principal bedroom boasts a stunning ensuite bathroom. Set in a charming Surrey village with excellent transport links, local amenities, and beautiful countryside surroundings, this home perfectly balances modern living with rural tranquility.

- Brand-new bespoke build by HH Hilder & Sons, offering high-quality craftsmanship and modern design.
- Expansive 21ft kitchen-dining area with bi-fold doors leading to a private rear garden.
- Private rear garden backing onto a recreation area with scenic views of cricket pitches.
- Surrounded by nature, with easy access to Frensham Ponds, Hankley Common, and the Surrey Hills—perfect for outdoor activities.
- Easy road access to the A3 and M3, connecting to Guildford, Winchester, and beyond.
- Spacious four-bedroom detached home with an ensuite to the principal bedroom and a separate family bathroom.
- Separate living room, study, downstairs WC, and utility room for added convenience and functionality.
- Located in the heart of Churt, a desirable Surrey village with a strong community, a local pub, and independent shops.
- Excellent transport links, with Farnham train station offering direct services to London Waterloo in under an hour.





A rare opportunity to own a brand-new, bespoke residence in the highly sought-after village of Churt. Built by acclaimed heritage developers H.H. Hilder & Sons Ltd, Copper Beech View is a stunning four-bedroom detached home that masterfully blends timeless style with modern living—designed with elegance, comfort, and family life in mind.

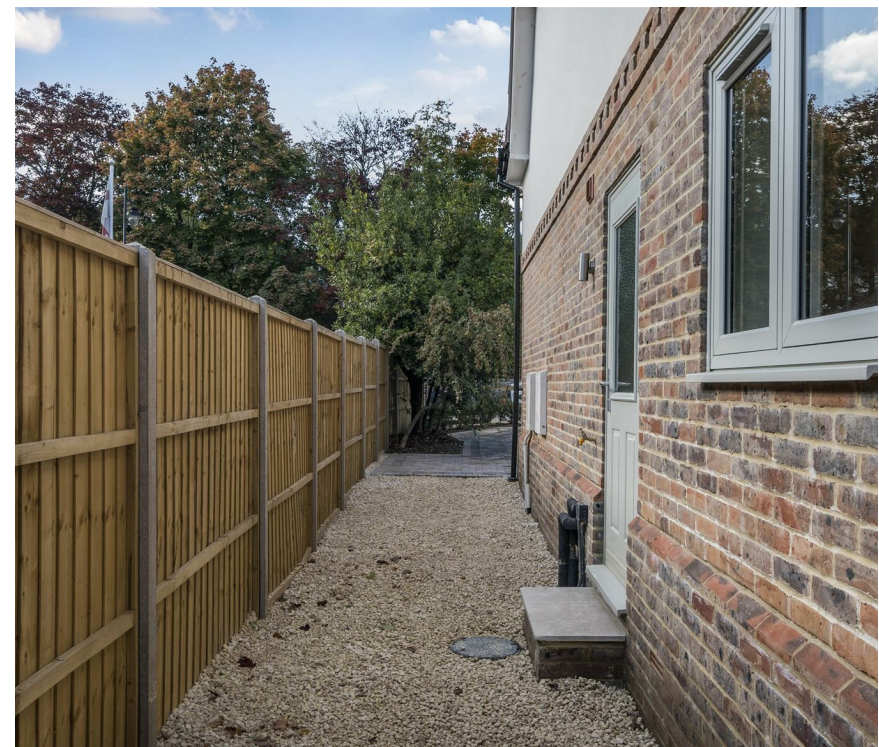
#### Designed for Living & Entertaining

At the heart of the home is a spectacular 21ft kitchen and dining space. Featuring a bespoke handmade Oak kitchen—hand-painted in Farrow & Ball hues—it's a true statement room. A large skylight floods the area with natural light, while bi-fold doors open to a private rear garden, offering beautiful, uninterrupted views of the village cricket pitch and recreation ground, complete with tennis courts. This welcoming space is ideal for both daily life and entertaining, complemented by a separate living room, a dedicated study, and a utility room. A stylish Burlington WC on the ground floor adds further convenience and charm.

#### Stylish Bedrooms & Luxurious Bathrooms

Upstairs, the principal bedroom features its own sleek ensuite, while the remaining three double bedrooms share a beautifully appointed family bathroom. Bathrooms have been finished to an exceptional standard with







Lusso Stone fixtures and Mandarin Stone tiles, offering a boutique hotel feel throughout.

#### Expert Interior Design

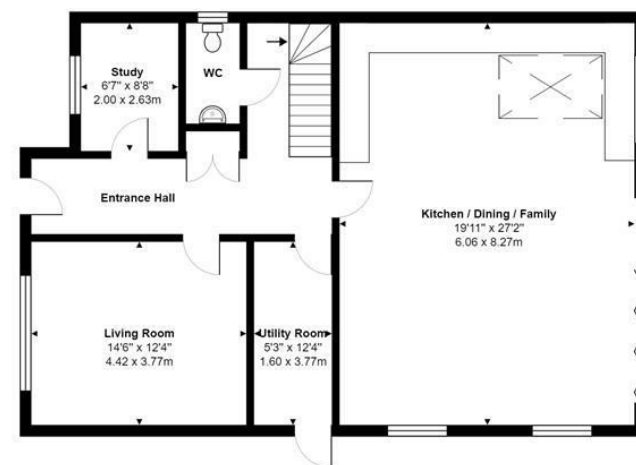
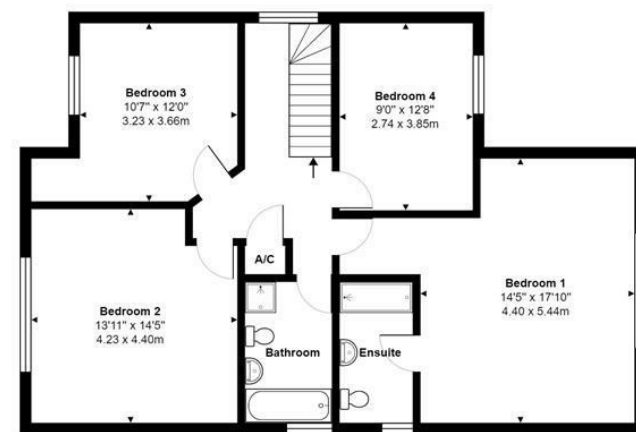
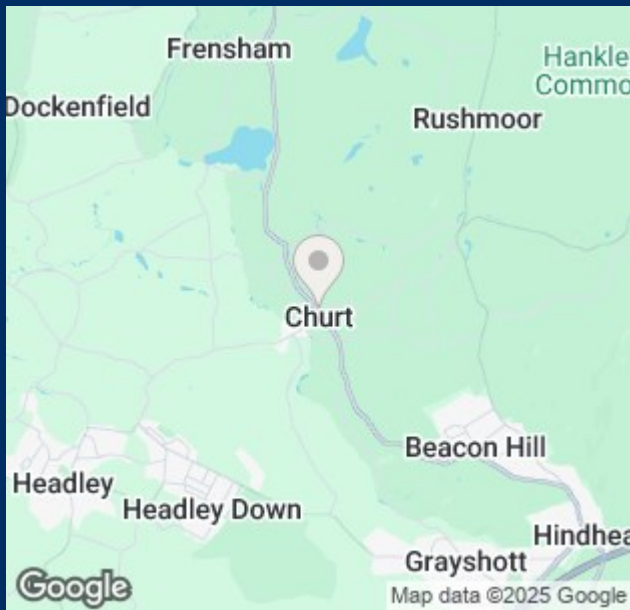
The interiors have been thoughtfully curated by Sarah Druce, whose work has been featured in Homes & Gardens: World's Best Homes. Every room reflects a harmonious balance of sophistication, warmth, and practicality—ready to welcome you home.

#### Village Living with Outstanding Connectivity

Set in the picturesque village of Churt, this home offers a relaxed countryside lifestyle with all the essentials close by. Enjoy a friendly village pub, independent shops, and a well-regarded primary school within walking distance. Nature lovers will appreciate easy access to Frensham Ponds, Hankley Common, and the Surrey Hills AONB—ideal for walking, cycling, and outdoor adventures. Despite its tranquil setting, Copper Beech View is exceptionally well-connected. Farnham and Haslemere stations offer direct trains to London Waterloo in under an hour, and the A3 and M3 provide fast links to Guildford, Winchester, Portsmouth, and beyond.

Disclaimer: This Information has been obtained and provided by the Property Owner





Total Area: 2042 ft² ... 189.7 m²  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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