



Sevenacres
Hale House Lane | Churt | Farnham | Surrey | GU10 2JQ

FINE & COUNTRY

SEVENACRES

Sevenacres is an incredible family home set within its own elevated haven. This detached 4 bed, 2 bath and 3 reception room house is centralised within its very private gardens of approximately 1 acre and yet is only a short stroll from the idyllic village of Churt.







Sevenacres was formerly a dairy farm and has been in the same family for nearly 90 years. The current owners have extended and modernised it to create the wonderful family home it is today. It is set back from Hale House Lane and accessed via dual gates onto a sweeping gravel driveway that leads up to the house and a double garage.

A porch entrance leads into the modern Kitchen, boasting a spacious pantry, large gas hob, dual ovens, underfloor heating and a central breakfast bar. Continuing ahead, you enter the Dining Room with its charming bay window offering a delightful view of the garden. Adjacent to the Kitchen lies a vast triple aspect Living Room, spanning the width of the house complete with a gas stove for those cozy winter evenings. There are French doors off the living room which open into the Orangery and then out to the garden and entertaining patio.

Back through to the other side of the house there is a rear Hallway and a door at the foot of the stairs that again leads out into the garden. Under the stairs is a Cloakroom with underfloor heating and ambient lighting. There is a spacious Utility Room off the Hall that has a good array of cabinetry. There are two good size dual aspect Bedrooms both of which have 1930's fireplaces and quarry tile sills which are period features from this era. Next to the Bedrooms is a Shower Room that has dual access with one of these doors leading directly into one of the Bedrooms.

The stairs lead up onto a landing where there is a deep cupboard perfect for storing linen. To the right is a room that the owners currently use as a Music room but can easily be used as a fourth Bedroom. There is access to eaves storage and the dual Velux windows look out onto the garden to the rear.

Along the corridor is the Principal Bedroom suite. This is a wonderfully spacious dual aspect Bedroom with an en-suite, Dressing Room and a walk-in wardrobe. There is a beautifully designed en-suite that has a shower, vanity, spa bath, WC, bidet and underfloor heating. The current owners use the Dressing Room as office space, but it could be used as a Nursery. There is further eaves storage in this room. Great use has been made of the large eaves area in the Bedroom with a unique, dual access walk-in wardrobe.



Seller Insight

“ We have lived in Sevenacres now for over 30 years, but it has been in our family for nearly 90 years. It was originally a farmhouse that was built in the 1930's and was part of a larger dairy farm which spread across seven acres. Six acres were sold in the 1950's forming part of what is now known as Parkhurst Fields”, say the owners.

“The property was a traditional single storey farmhouse which we have extended and modernised. Initially there were some essentials such as installing mains gas and the telephone but more recently we have added an additional storey, extended the footprint, and added the Orangery and double garage. The gardens have also been improved by creating the long shingle driveway, installing two ponds, and terracing the garden.

We have always been happy living here and love the location and privacy that the house and garden offer. It is so nice to be able to sit out in the garden and not be overlooked, especially as we are close to the village centre. It is so peaceful in the garden with areas to sit in and watch the sunrises with a cup of coffee, and sunsets with a glass of wine. Some of our favourite moments have been sitting in the hot tub listening to the birds at sunset or even on a winter's eve listening to the Tawny Owls calling.

Churt village centre is only a short walk away and has a local pub and some village shops. There is a great sense of community in the village which holds an annual fête and the Village Hall hosts various events including Amdram performances and dance and fitness classes. The Pavilion and Recreation Ground are great for playing and watching football, cricket and tennis, and there is a children's playground too. Churt is such a lovely place to live, and we will really miss it. We will particularly miss the big expanse of sky that you get as you drive up the driveway before the house is revealed together with the tranquillity of the garden”. *

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















The garden of approximately one acre is one of the true highlights of Sevenacres. Being set back and elevated, it has a wonderful outlook and truly feels like a private, safe and tranquil space. Off the Orangery is a paved area which is great for bbqs and entertaining. It leads on to the croquet lawn and from here an archway through the Beech hedge opens onto the main garden.

There are numerous landscaped delights dotted around the garden from tucked away paved areas, bench seats, and two water features. To the side of the double garage there is a workshop and maintenance shed as well as a greenhouse and potting shed nearby, all with fitted storage and shelving. There is also a conveniently positioned EV Charging point. The house is centralised within the plot and is bordered by hedges, both of which add to the feeling of privacy that the property commands.







LOCATION

Nestled within the Surrey Hills Area of Outstanding Natural Beauty, Churt provides a tranquil and idyllic countryside escape surrounded by breathtaking landscapes. A few minutes' walk in Churt leads to The Crossways Inn and local shops, while at the opposite end of Hale House Lane lies the exceptional Bel and the Dragon, overlooking the intriguing Sculpture Park.

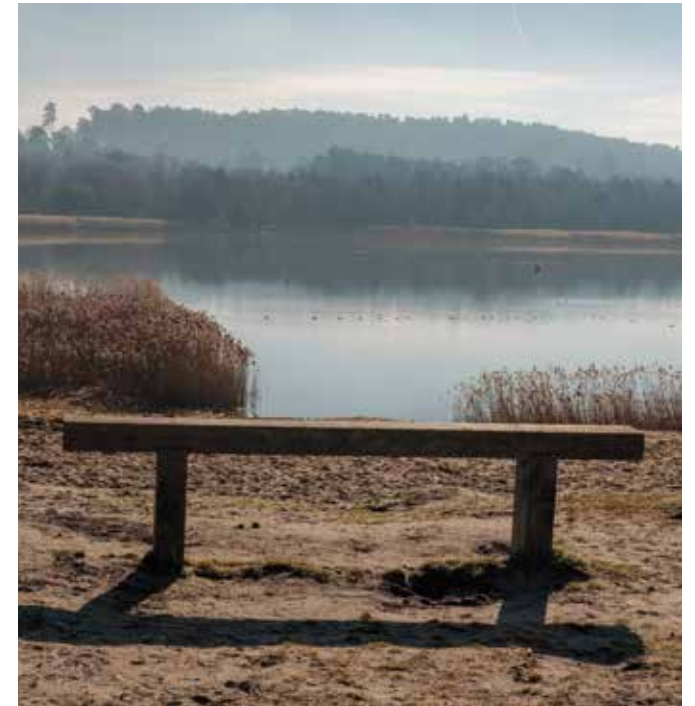
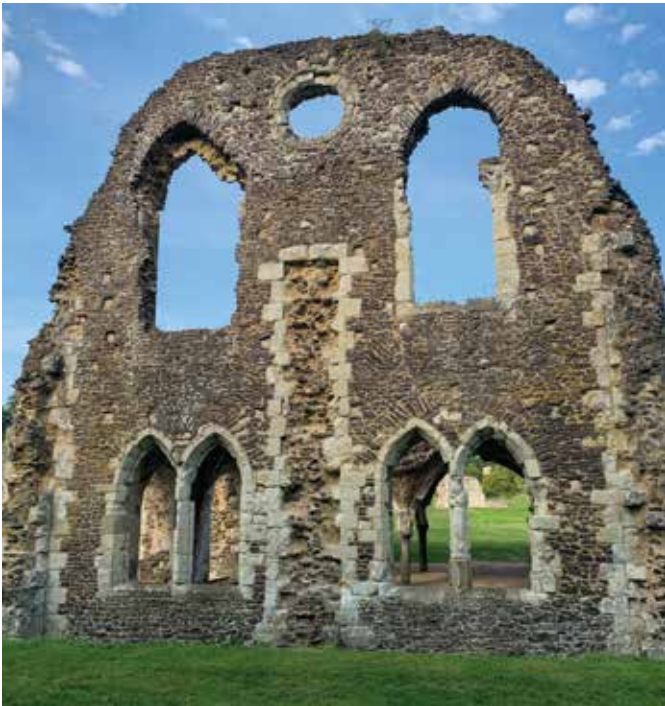
Nature enthusiasts can explore the nearby Frensham Great and Little Ponds, offering an incredible spot for sailing, swimming, and walking. The renowned Devil's Punchbowl in nearby Hindhead is a famous National Trust local walking hotspot with phenomenal views.

Churt's strategic location ensures proximity to town centres, with Farnham and Haslemere just 15 minutes away, and Guildford's main town centre approximately 25 minutes away. These areas boast some of Surrey's best shopping facilities, featuring a mix of independent and high street shops. Scattered around the region are delightful country pubs and restaurants, providing a constant joy for explorers after long walks in the Surrey countryside.

Residents of Churt enjoy convenient access to the A3, connecting them to London in just over an hour. The mainline train stations of Farnham and Haslemere are only 6 miles away, with local train stations like Godalming and Milford also in close proximity. For air travel, Heathrow and Gatwick airports are easily accessible, with drive times of approximately 45 minutes and an hour, respectively. For private jet travellers, Farnborough Airport is less than half an hour away.

Education is a highlight of the area, with fantastic schools featured in the Tatler Good Schools guide. Churt's vicinity includes South Farnham School, and nearby Guildford is home to prestigious independent institutions like Guildford High School and The Royal Grammar School. Public schools such as St Catherines, Cranleigh, Prior's Field, and Charterhouse are all within easy driving distance.

Beyond its natural beauty, Churt fosters a strong sense of community spirit with amenities like local shops, quaint pubs, and a welcoming community centre hosting various events throughout the year. Families moving to Churt appreciate the excellent educational options, including a reputable primary school within the village and top-rated secondary schools in nearby towns. For commuters, Churt's well-connected transport links, including major roadways and nearby railway stations, make it an ideal choice for those seeking a harmonious blend of rural serenity and accessibility to urban amenities.





Services, Utilities & Property Information

Utilities - Mains water, sewerage, gas and electricity

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area but we advise you to check with your provider

Broadband Availability - 'Superfast' broadband is available in the area (FTTC)

Easements: There are easements on the title, please consult the agent for further details

Tenure - Freehold

Postcode - GU10 2JQ

Local Authority:

Waverley Borough Council

Council Tax Band:E

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

For more information visit <https://www.fineandcountry.co.uk/south-and-west-surrey-estate-agents>

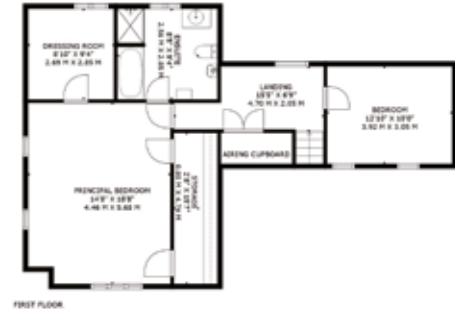
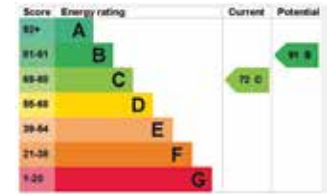
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 2441 sq ft, 227 m2
 ADDITIONAL AREAS TOTAL: 712 sq ft, 65 m2

OVERALL TOTALS: 3153 sq ft, 292 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 20.03.2024







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I have been working in property, both locally and internationally for over 20 years, giving me an in-depth and holistic knowledge of how the property market works. I understand the persistence and intricacies that are often required to enable a transaction to complete, especially at the luxury end of the market. I ensure that I lead my clients openly and conscientiously through this process, striving to exceed their expectations.

YOU CAN FOLLOW MARK ON



The previous agent just went through the motions of selling the house without thinking about how to market it effectively - and we got no realistic offers over a number of months. Mark thought much more about how to present and market the property - and specifically advertised it to people looking for an equestrian property. He even borrowed a horse to include in a video of the property. Through techniques such as only booking viewings back to back, he very rapidly got us to the point where we had multiple bidders competing for the property and, given the state of the property market, we got a good price for it. I would have no hesitation about recommending Mark for any property sale."



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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