



## Butts Barn Green Lane

Churt, Farnham, GU10 2PA

A stunning Grade II listed detached 4 bedroom barn offering spacious and flexible accommodation situated on the outskirts of Churt village. Dating originally from the 18th century, the barn was imaginatively and sympathetically designed in 1995 to create a magnificent home whilst retaining the charm of the original barn. Viewing is highly recommended.

**Price Guide £1,650,000**

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- Stunning detached barn in village location
- 4 bedrooms and 2 bathrooms
- Second Sitting room with wood burner, large study and inviting reception hall ,
- Short walk to Churt village centre with shops, public house, restaurant and school
- Lovely high vaulted beamed ceilings
- Fabulous main 36ft reception room with floor to ceiling glazed window with double doors to the garden
- Garden of about 0.45 acre with garden stores
- Flexible accommodation predominantly on the ground floor
- Kitchen/breakfast room with door to utility room
- Triple car port with sweeping gravelled driveway with plenty of parking



Directions

SAT NAV GU10 2PA



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                    |           |
|---------------------------------------------|--------------------|-----------|-----------------------------------------------------------------|--------------------|-----------|
|                                             | Current            | Potential |                                                                 | Current            | Potential |
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |           | Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |           |
|                                             | (81-91) <b>B</b>   |           |                                                                 | (81-91) <b>B</b>   |           |
|                                             | (69-80) <b>C</b>   |           |                                                                 | (69-80) <b>C</b>   |           |
|                                             | (55-68) <b>D</b>   |           |                                                                 | (55-68) <b>D</b>   |           |
|                                             | (39-54) <b>E</b>   |           |                                                                 | (39-54) <b>E</b>   |           |
|                                             | (21-38) <b>F</b>   |           |                                                                 | (21-38) <b>F</b>   |           |
|                                             | (1-20) <b>G</b>    |           |                                                                 | (1-20) <b>G</b>    |           |
| Not energy efficient - higher running costs |                    |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |           |
| England & Wales                             |                    |           | England & Wales                                                 |                    |           |
| EU Directive 2002/91/EC                     |                    |           | EU Directive 2002/91/EC                                         |                    |           |