



GREENCROFT

Churt, Nr Farnham, Surrey



A BEAUTIFULLY MAINTAINED COUNTRY HOUSE

Offering wonderful period accommodation, 6.5 acres of stunning grounds and an excellent separate two bedroom annexe.

Summary of accommodation

Dining hall | Sitting room | Drawing room | Kitchen/breakfast room | Study | Cloakroom | Utility room

Principal bedroom with bathroom and dressing room | Three further bedrooms | Two further bath/shower rooms (1 en suite)

Detached annexe with two bedrooms, shower room and open plan kitchen/reception room

Detached triple garage block | Tennis court

Beautiful gardens and fields

In all about 6.53 acres

Distances: Churt village centre 0.4 miles, Haslemere High Street 6.5 miles, Haslemere Station 6.3 miles (London Waterloo from 57 mins), Frensham 3.1 miles, Farnham 7.1 miles, Farnham Station 6.1 miles (London Waterloo from 53 minutes) Guildford 13.8 miles Guildford Station 13.3 miles (London Waterloo from 36 mins), Central London 45 miles

Roads: A3 (Thursley) 6.1 miles, M25 Wisley 21.5 miles

Airports: London Heathrow 35 miles, London Gatwick 44 miles

(All distances and times are approximate)

SITUATION

Greencroft sits in a wonderful country setting on the eastern side of Churt. Churt village offers a Church of England infant school, church, shop, garage and a public house. More extensive shopping facilities can be found in Haslemere, Farnham and Guildford.

Recreational opportunities include golf at several local clubs, including Hankley Common, Hurtmore and Hindhead and sailing at nearby Frensham Ponds and Chichester Harbour. In Guildford is the Surrey Sports Park boasting professional-level training facilities, as well as the Spectrum Leisure Centre.

There is an outstanding selection of schools in the area, including Edgeborough, Frensham Heights, South Farnham, More House, Charterhouse, Priors Field, Amesbury, Cranleigh, Royal Grammar and Guildford High amongst many others. Godalming also has an excellent 6th form college.

The immediate surrounding countryside offers walking, cycling and riding opportunities in areas that include Hydon Ball and The Devil's Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

This part of Surrey is renowned for its accessibility to Central London, yet at the same time offering some of the prettiest countryside in South East England.





GREENCROFT

Not listed and believed to date from the 1300's, Greencroft is a beautifully proportioned and characterful family home which has been owned by our clients since 1996. The property combines generous living space with a versatile layout suited to modern family life or multi-generational living. In addition is a useful annexe set away from the house, next to the tennis court.

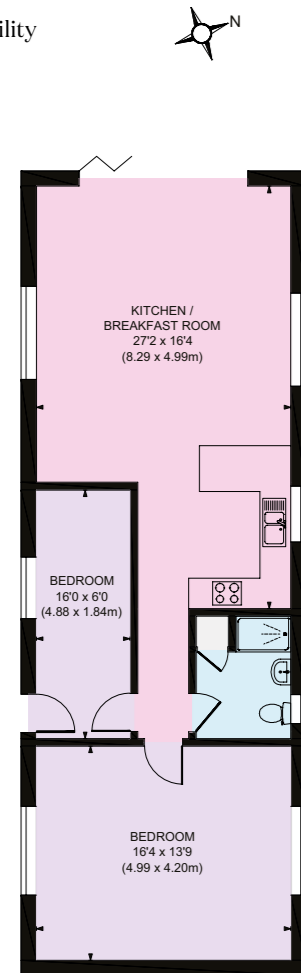
The gardens have been beautifully laid out and maintained and benefit from an adjacent paddock to the south as well as a large field of 4.5 acres.



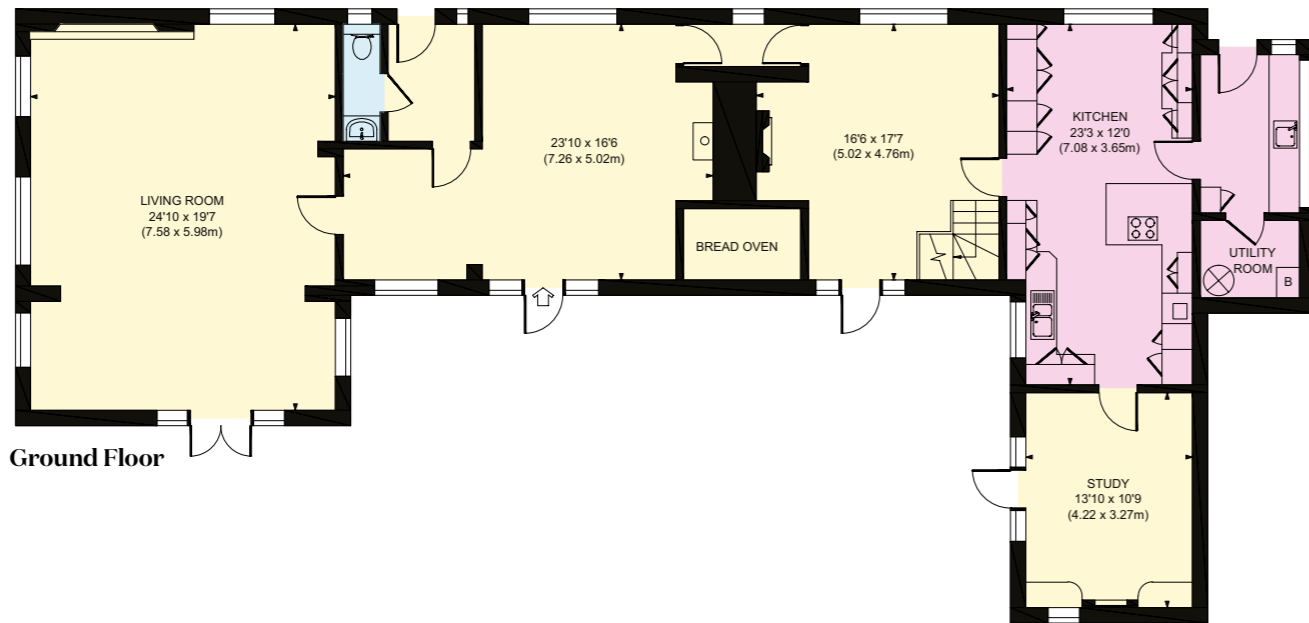
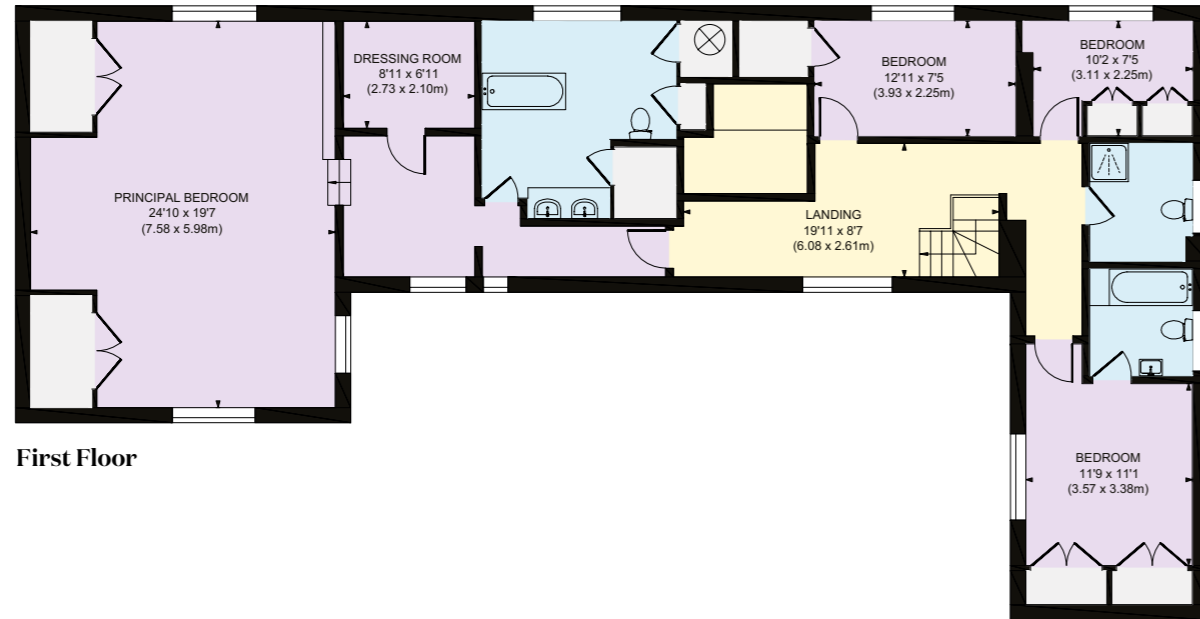




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Annexe



Approximate Gross Internal Area
 Main House = 311 sq m / 3,347 sq ft
 Annexe = 75 sq m / 807 sq ft
 Total Area = 386 sq m / 4,154 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage, Calor gas propane boiler.

Local Authority: Waverley Borough Council: 01483 523333

Energy Performance Certificate: Rating G for Greencroft and E for the annexe.

Council Tax Band: H

Tenure: Freehold

What3words: ///wages.pioneered.compiler

Postcode: GU10 2ND

Viewings: Viewing is strictly by appointment through Knight Frank.

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