



Court Barn, Churt Road, Churt, Farnham

GU10 2NX

Guide Price **£1,750,000**

**ANDREW LODGE**

*estate agents*



## Court Barn Churt Road

Churt, Farnham

An exceptionally handsome Arts & Crafts family residence dating from 1926, occupying magnificent mature gardens and grounds of approximately 1.25 acres, offering an outstanding degree of privacy.

- 5 bedrooms
- 2 family bath/shower rooms
- Drawing room
- Dining room
- Garden room
- Kitchen/breakfast room
- Utility/prep kitchen
- 2 cloakrooms
- Integral double garage plus parking on driveway
- Delightful gardens and grounds extending to circa 1.25 acre



**Property Summary:** A distinguished Arts & Crafts residence dating from 1926, set within stunning private grounds of approximately 1.25 acres. Combining immense charm and character with beautifully proportioned accommodation, this handsome family home offers a rare opportunity to modernise and create an exceptional country residence.

Steeped in history and retaining a wealth of original features, the property showcases the timeless craftsmanship synonymous with the Arts & Crafts era, including generous proportions, characterful fireplaces, large picture windows and an abundance of natural light throughout. The house has been lovingly maintained and now presents an exciting opportunity for sympathetic modernisation and potential enlargement, subject to the necessary planning permissions, allowing a new owner to create a truly bespoke family home.

The accommodation is arranged over two floors and comprises an elegant reception hall, three impressive reception rooms ideal for both formal entertaining and relaxed family living, a spacious kitchen/breakfast room, utility/prep kitchen and two cloakrooms. To the first floor are five well-proportioned bedrooms and two bathrooms, many enjoying attractive views across the surrounding gardens.

**Outside:** The property is approached via a sweeping driveway, creating an impressive sense of arrival and leading to extensive parking and an integral double garage. The beautifully established gardens and grounds are a particular feature of the home, extending to approximately 1.25 acres and providing a wonderful sense of privacy and tranquillity. Expanses of lawn are interspersed with mature specimen trees, flowering shrubs and deep herbaceous borders, creating colour and interest throughout the seasons. Thoughtfully planted and wonderfully secluded, the gardens offer an idyllic setting with a large terrace for al fresco dining, outdoor entertaining, family life and peaceful enjoyment of the surrounding natural beauty.

Adding further character and historical intrigue, the grounds also retain an original Anderson air raid shelter, a rare and evocative reminder of the property's heritage.





**General:** Services – Mains water, electricity and drainage. Gas heating to radiators. / Local Authority – Waverley B. C., The Burys, Godalming GU7 1HR 01483 523333 / Council Tax – Band H with an annual charge for the year ending 31.03.27 of £5,226.20. / Tenure – Freehold / EPC rating – D / Mobile signal available. Ultrafast broadband (via Ofcom).

The property enjoys a delightful setting in a semi-rural environment on the edge of the village of Churt, which lies some 6 miles to the south of Farnham and approximately 2 miles from Grayshott. Local amenities include an excellent choice of schools for children of all ages and a selection of local shops in Churt village centre.

The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits, with bustling cobbled courtyards boasting many shops, cafes and an excellent choice of restaurants. There is a Sainsburys, Waitrose, Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park offering over 300 acres of beautiful open countryside, providing opportunities for walking and cycling. There are an excellent choice of both state and private schools in the area including St John's Infant School, Waverley Abbey Junior School, South Farnham School, Weydon Secondary school, St Edmund's, Frensham Heights and More House.

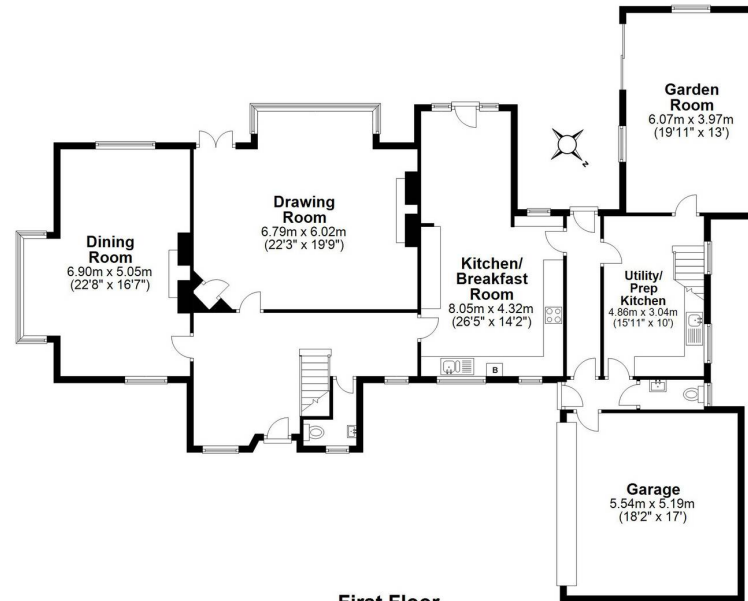
There are many excellent golf clubs within the area and further opportunities exist for walking, riding and cycling with much of the neighbouring land belonging to the National Trust. Sailing is also available at the nearby Frensham Great Pond which is within walking distance.



# Churt Road, Farnham, GU10 2NX

## Ground Floor

Approx. 200.6 sq. metres (2159.1 sq. feet)



## First Floor

Approx. 156.2 sq. metres (1681.6 sq. feet)



House area: approx. 328.0 sq. metres (3530.6 sq. feet)

Garage area: approx. 28.8 sq. metres (310.0 sq. feet)

Total area: approx. 356.8 sq. metres (3840.6 sq. feet)

This plan is for layout guidance only.  
Measurements are for general guidance  
only and must not be relied upon

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Leave Farnham via the A287, Firgrove Hill, and continue to the top. At the traffic lights, go straight across and through the villages of Lower Bourne and Millbridge. Pass Frensham Ponds on the right and upon reaching Churt continue through the village, past the Crossways public house where Court Barn can be found along on the right hand side.