



Holly House, Farnham Road, Churt

Farnham, Surrey, GU10 2NS

Guide Price **£1,825,000**

ANDREW LODGE

estate agents



Holly House Farnham Road

Churt, Farnham

A stunning 5 bedroom 3 bath/shower room detached character family home in the 'Arts & Crafts' style and occupying a wonderful plot extending to approximately 1.7 acres

- 5 double bedrooms
- 3 bath/shower rooms (2 en-suite)
- Sitting room
- Dining room
- Superb kitchen/breakfast/family room
- Utility area & Cloakroom
- Large loft room
- Large garage
- In/out gated driveway
- Wonderful gardens and grounds extending to approx. 1.7 acres

An exceptional Arts & Crafts style 5 bedroom detached character family home, dating from the 1930s, and occupying wonderful secluded gardens and grounds of approximately 1.7 acres. This charming and characterful home effortlessly combines period elegance with modern comfort, offering generous and versatile accommodation ideal for family living and entertaining.

Front door to: Reception Hall – Amtico herringbone flooring, exposed beams and timbers. oak easy rising staircase to first floor. **Cloakroom:** Modern suite in classic white, heated towel rail. **Sitting Room:** Triple aspect, enjoying wonderful views over the gardens and grounds, attractive bay with window seat, ornate open fireplace with stone surround.



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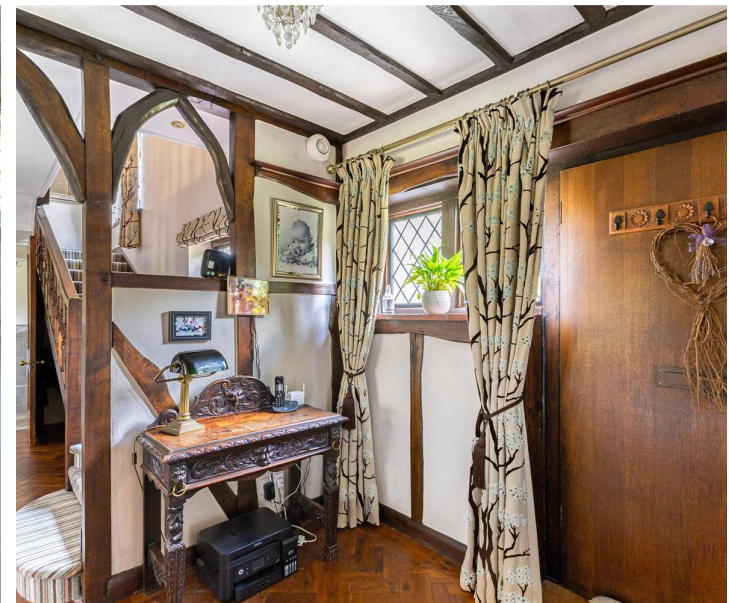
Churt, Farnham

Dining Room: Rear aspect, delightful outlook, attractive open fireplace, exposed oak beam and serving hatch to kitchen.

Superb kitchen/breakfast/family room: Rear aspect, enjoying views over the rear garden. Beautiful kitchen with wealth of eye and base level units, quartz worktops, one and a half bowl sink unit, illuminated display cabinets, Rangemaster cooker, integrated dishwasher, deep store cupboards. Large central island, wine fridge and soft close drawers, microwave, pull out bin store, large fridge and freezer, skirting lighting, Through to:

Family area: Fitted unit providing storage, patio double doors to rear terrace. **Lobby:** Fitted cupboards, door to outside. **Utility Area:** With plumbing for washing machine and space for tumble drier. Separate boiler/Boot room housing two Worcester gas fired boilers.

First Floor Galleried Landing: Large linen cupboard, separate cupboard housing hot water tank. **Master Bedroom Suite comprising:** Fitted wardrobes and dressing area, wrap-around views to front and rear. **Luxury En-suite:** Imperial suite in classic white. Freestanding roll top bath and shower attachment, separate shower cubicle, WC, vanity wash hand basin, sensored pelmet lighting. **Bedroom:** Double aspect, fitted wardrobes. **En-suite shower room:** With large walk-in shower, w.c., vanity wash hand basin, velux window. **Bedroom:** Rear aspect, views over rear garden, fireplace, built-in wardrobe. **Bedroom:** Front aspect, lovely outlook. **Bedroom:** Rear aspect, views to garden. **Family bathroom:** Panel enclosed bath, over bath shower, vanity wash hand basin, w.c., heated towel rail, underfloor heating and pelmet lighting. **From the Landing, door and stairs give access to: Large loft room:** In two areas with eaves storage, making an ideal potential bedroom/sitting room or office accommodation. Velux window, sensored low level pelmet lighting.





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Outside - to the front: The property is approached via a gated in/out driveway providing ample parking and access to the garage. Large expanse of lawn, enclosed by fencing and screened by mature hedging, shrubs and trees. **11/2**

width garage: Up and over door, power and light. **Rear**

gardens: A wonderful feature and incorporating an attractive paved patio/sun terrace ideal for entertaining and al fresco dining, sweeping lawns and established trees offering a wonderful sense of privacy and seclusion. The whole extending to approximately 1.7 acres.

General: Services - Mains water and electricity. Septic tank 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 31.03.26 of £4,990.96. / Tenure - Freehold / EPC rating - D / Mobile signal available. Superfast broadband (via Ofcom).

Situation: 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.

Farnham: 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 including Gail's, Cote Brasserie, Pizza Express, Bill's and Zizzi. There is a Sainsburys, Waitrose, Leisure Centre, David Lloyd Leisure Centre and Farnham's historic deer park.



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Schools: 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.

Countryside: 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.

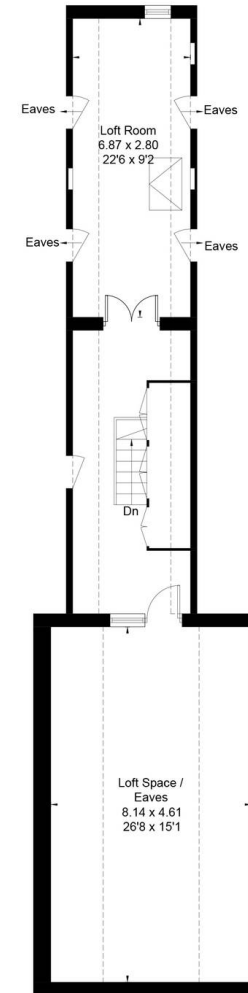
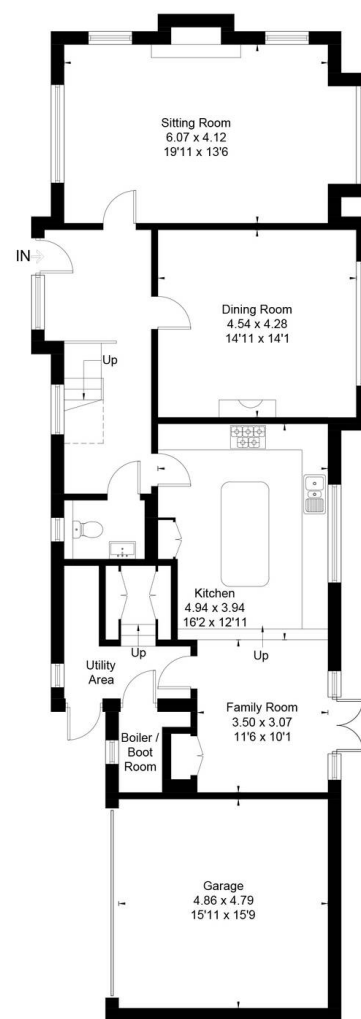
Travel Links: Communications are first class with the A31 and mainline station about 6 miles and the A3 about 4 miles. The A331 Blackwater Valley road links Farnham with the M3, M25 and Heathrow.

Location: Farnham town centre & mainline station 6 miles (Waterloo from 53 minutes) / Grayshott 2 miles, Guildford 14 miles (Waterloo from 38 minutes) / Haslemere station - 6.2 miles (Waterloo from 49 minutes) / London 45 miles / (All distances and times are approximate)

Directions: 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 the Churt sign continue past the turn to Star Hill where Holly House is situated along on the right hand side.



Approximate Floor Area = 308.8 sq m / 3324 sq ft
 Garage = 23 sq m / 247 sq ft
 Total = 331.8 sq m / 3571 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104358



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