



CREEL HOUSE
CHURT, SURREY



IN A WONDERFUL COUNTRY SETTING, ON THE EDGE OF CHURT VILLAGE

ACCOMMODATION

Reception hall | Drawing room | Dining room | Kitchen/breakfast room with an Aga
Family room | Office | Two cloakrooms | Utility/boot room

Five bedrooms | Separate dressing room | Family bathroom | Shower room

Garden room currently used as a gym and store | Double garage
Gardens | Swimming pool

In all about 1.15 acres

SITUATION

Creel House sits in a wonderful, slightly elevated 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 and Hindhead. There is sailing at Frensham Pond and Chichester Harbour. Churt itself boasts a wide range of clubs and societies including a flourishing Cricket Club, Junior Football as well as a Tennis Club. Haslemere has a selection of gymnasiums and a swimming pool. Farnham has a David Lloyd Centre, Farnham Rugby Club, and Hurlands Pickleball and Padel Club. 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 School and Guildford High School amongst many others. Godalming also has a good 6th form college.

Churt is situated in The Surrey Hills Area of Outstanding Natural Beauty and the surrounding countryside offers walking, cycling and riding opportunities in areas that include Frensham Common and The Devil's Punchbowl at Hindhead.

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

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
(Distances and times approximate)



CREEL HOUSE

Creel House dates back to 1936 and has been in the same ownership for the last 25 years. During their ownership, our clients have beautifully maintained and improved the house.

There are two formal reception rooms, with the drawing room having a stone fireplace and a wood burning stove and the dining room has a bow window overlooking the gardens. The heart of the house is the kitchen/breakfast room, with painted Shaker style units, mains gas Aga and a lovely outlook onto the neighbouring valley field below.

In addition, on the ground floor is the family room, office and a cloakroom, which offer huge potential to create an annexe, subject to obtaining the usual planning consents.

On the first floor are a total of five bedrooms. Adjacent to the principal bedroom is the dressing room, which with alterations, has the potential of being used as an en suite bath/shower room. In addition to the family bathroom is the 'Jack and Jill' shower room, shared between two bedrooms.







OUTBUILDINGS

Integral to the house is the garage and to the rear is the garden room, which is currently used as a gym with an adjoining storeroom.

There is also a garden shed, greenhouse and a range of garden stores. Adjacent to the swimming pool, is the pool room and a pool boiler house with the gas fired boiler and the workings for the pool.

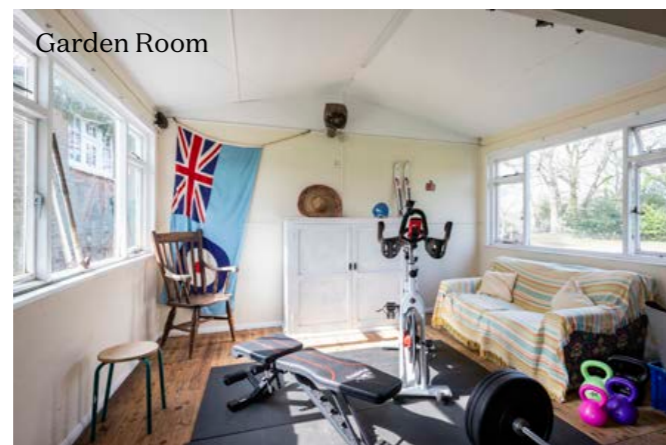
GARDEN AND GROUNDS

Creel House is approached through a 5-bar gate onto a tarmac driveway, flanked by lawns and well-stocked shrub borders, that leads down to the front of the house. The driveway then continues into the 'working part' of the gardens, providing further parking.

On the southern side of the house is a substantial terraced area, flanked by stone retaining walls with an abundance of lavender, with the formal lawns beyond, extending down to a magnificent cedar. In the western corner, is the heated swimming pool set in a private sun trap area. The southern boundary is defined by a brick wall with a field beyond. The eastern boundary which has an abundance of wild flowers, overlooks a neighbouring field. The gardens are all well maintained, interspersed with well stocked flower and shrub borders, incorporating rhododendrons, azaleas, hydrangeas, magnolias and roses.

On the northern side of the house is the less formal grassed area that has been used as a small football pitch and play area with trampoline and swings. It could take a tennis court.

Located here is the garden shed, greenhouse, raised beds and garden stores.



PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, gas fired central heating and private drainage (septic tank).

Local Authority: Waverley Borough Council – 01483 523333

Energy Performance Certificate: Rating: Band C

Council Tax Band: H

Tenure: Freehold

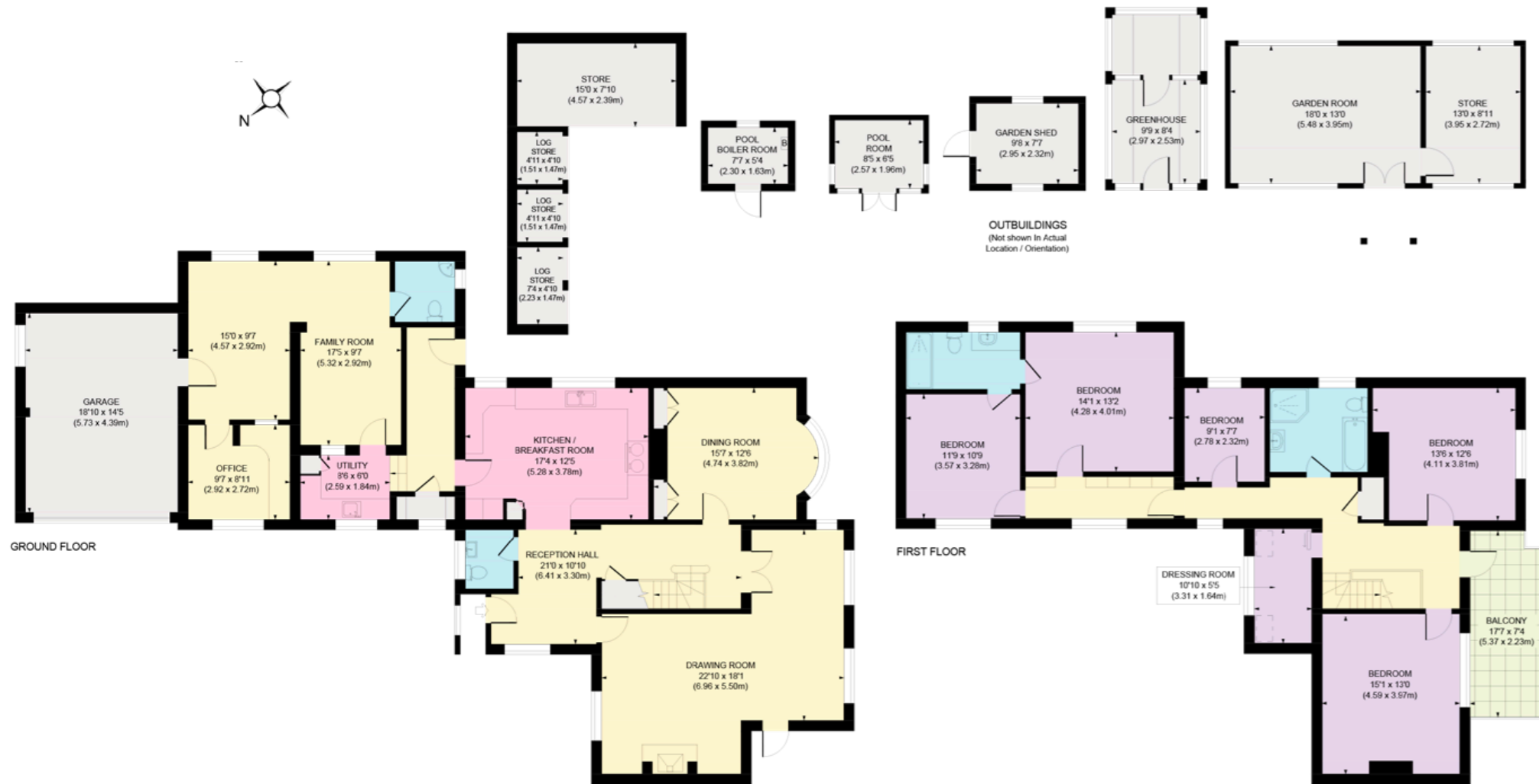
The Eastern Boundary: It is important to highlight that the actual boundary is along the top of the bank and not along the line of the fence lower down the bank.

What3Words: Zaps.sulks.teachers

Directions (Postcode: GUI0 2NH)

From Guildford follow the A3 southbound for 12.5 miles and having passed through the Hindhead Tunnel take the Hindhead junction on the left. Follow the signs into Hindhead centre and at the traffic lights turn left onto the A287 signed Farnham and Churt (Churt Road). Follow this into the centre of Churt. At the crossroads before the Honda garage, turn right into Hale House Lane. Follow the lane for 0.4 miles and Creel House will be found on your right-hand side.

Viewings: Viewing is strictly by appointment through Knight Frank



Approximate Gross Internal Area
 Ground Floor = 1,663 sqft / 154.52 sqm
 First Floor = 1,233 sqft / 114.59 sqm
 Garage = 271 sqft / 25.15 sqm
 Outbuilding = 854 sqft / 79.34 sqm
 Total = 4,021 sqft / 373.60 sqm

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.

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