



## Contemporary style cottage in a rural location

Churt Road, Churt, Farnham, Surrey GU10 2QT

Freehold





Contemporary style and finish • Reception room with wood burner • Family kitchen • Utility room • Two bedrooms both with en suites • Garden • Garage and parking

#### Local information

Little Coombe Cottage occupies a peaceful spot on the edge of the much sought after village of Churt. The surrounding countryside forms part of the Surrey Hills Area of Outstanding Natural Beauty. Churt village provides for day to day needs with local shops, a church and two pubs. The market town of Farnham, which is less than 4 miles away, offers an extensive range of shops, restaurants, boutiques, coffee shops and supermarkets, including Waitrose. Communications are excellent with the A3 approximately 3.75 miles providing good access to the M27, M25, A331/M3 and the national motorway network. Mainline stations can be found at Farnham which provides fast trains to London Waterloo (from 53 minutes). There is an excellent choice of schools in the area including St John's CofE Infant School in Churt and St Mary's CofE School in Frensham, Amesbury School, Bohunt, Edgeborough, Frensham Heights and More House. There are wonderful opportunities for walking, riding and cycling and much of the nearby countryside belongs to The National Trust including Frensham Common and Great and Little Pond, Thursley and Hankley Common.

#### About this property

Little Coombe Cottage is a timber framed contemporary style cottage, built of brick and stone with oak cladded, which has been finished to a high specification. The ground floor is

open plan with a slate floor tiles and under floor heating. The sitting room has glazed doors to a terrace and is fitted with a wood burner. The kitchen/breakfast room is well fitted with contemporary style units, built in appliances which include a double oven, induction hob, dishwasher, and oiled wood work surfaces with separate island unit and a breakfast bar. Adjoining the kitchen is a utility and access out to the side of the house. A cloakroom completes the ground floor accommodation. On the first floor the master bedroom has fitted wardrobe cupboards, and an en suite bathroom with separate shower and under floor heating. There is a second bedroom suite. Gardens and grounds The house is approached by a gravelled driveway, with private parking and a timber garage. The gardens are smartly laid to lawn with a deep sun terrace to the rear and side of the property. The garden is surrounded by mature Beech hedging.

#### Services

Mains water and electricity.  
Private drainage. Air sourced heating.

#### Tenure

Freehold

#### Local Authority

East Hants

#### Viewing

Strictly by appointment with Savills







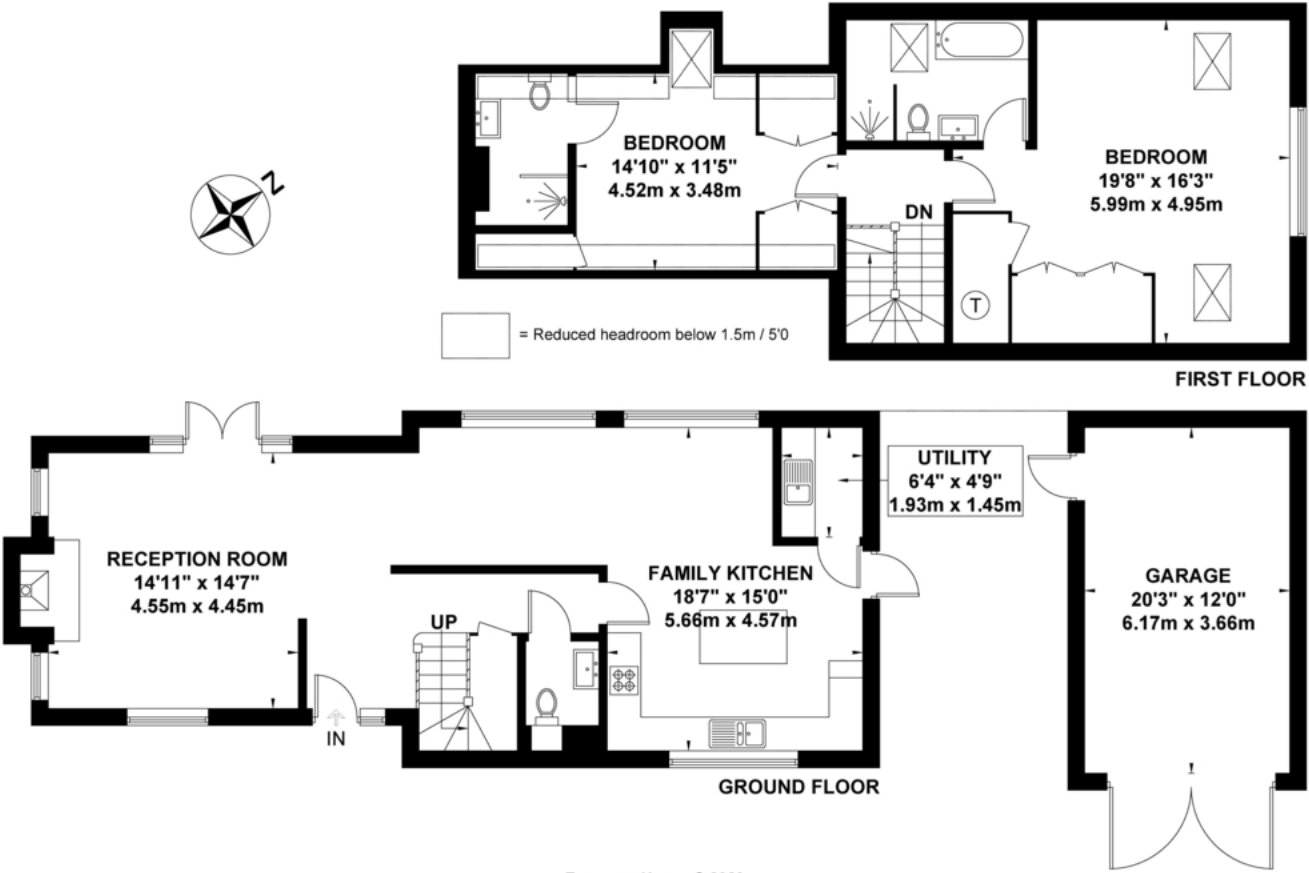
**Churt Road, Churt, Farnham, Surrey GU10 2QT**  
**Gross internal area (approx)** 145.3 sq m / 1563 sf ft  
**Outbuildings** 22.4 sq m / 241 sf ft  
**Total** 167.7 sq m/ 1804 sq ft



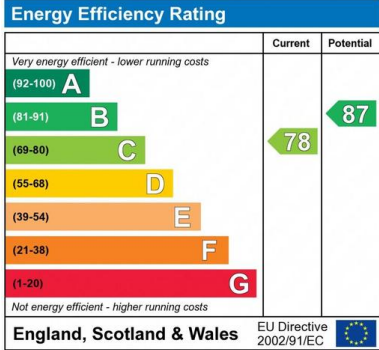
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