



**CHARMING AND WELL-APPOINTED EDWARDIAN FAMILY HOUSE
ON THE EDGE OF CHURT**

LARCH HOUSE, HINDHEAD, SURREY



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Entrance hall ♦ sitting room ♦ family room ♦ kitchen/breakfast room ♦ utility room ♦ cloakroom ♦ conservatory ♦ master bedroom ♦ 4 further bedrooms ♦ bathroom ♦ shower room ♦ barn style double garage ♦ parking ♦ summer house ♦ Gardens in all 0.38 acres

Directions

From Farnham take the A287 south towards Churt and Hindhead. Proceed for approximately 7 miles and travel through the village of Churt. Continue as though heading into Hindhead until you reach a stretch of road with a large lay-by, here you will see Larch House on the right hand side.

From London, take the A3 London to Portsmouth road bypassing Guildford and exit immediately after the Hindhead Tunnel, signposted to Hindhead and Grayshott. At the roundabout take the third exit and at the next roundabout the second exit, following the signs to Hindhead and Grayshott. Go straight over the next two roundabouts and at the traffic lights turn left on to the A287 towards Farnham. Proceed for approximately 2.1 miles until you reach a stretch of road with a large lay-by, here you will see Larch House on the left hand side.

Situation

Churt 0.8 miles (1.2 km), Farnham 6.6 miles (10.62 km), A3 2.9 miles (4.6 km), Haslemere Station 5 miles (8.04 km), Guildford 17.7 miles (28.48 km), London 47.2 miles (75.96 km). All distances are approximate.

Larch House is well situated on the Surrey/Hampshire border and has excellent access to delightful countryside for walking and riding. There are golf courses at Hankley Common, Hindhead and Liphook with sailing also available at nearby National Trust land of Frensham Ponds. The properties position is in a sought after location which enables good access to the A3, the M25 and national motorway network as well as Heathrow, Gatwick and Southampton airports). There are mainline stations at Haslemere (from 52 minutes) and Farnham (from 53 minutes) both providing a good service to London Waterloo.

Churt, Beacon Hill and Grayshott provide for everyday needs with a garage, schools and a good range of shops. More extensive shopping and recreational facilities can be found in Farnham, Guildford and Haslemere. There are some excellent local schools including Grayshott Primary School, St Edmunds, Edgeborough and Frensham Heights.



Description

Larch House is a detached property with character and appeal, set within a superb private plot of 1/3 of an acre. The ground floor comprises a welcoming entrance hall, a sitting room and family room, conservatory, cloakroom, small utility room and the centrally placed kitchen/breakfast which has a door leading directly out onto the terrace. Interestingly there are two staircases leading to the first floor on either side of the house. The master bedroom has a good sized dressing area and built in wardrobes. In total there are five bedrooms which are served by two bathrooms, one on either side of the house.

Gardens and Grounds

There is a gated entrance to the property which opens onto a parking area and double barn style garage. The terrace, accessed via the kitchen or conservatory, overlooks the garden which is mainly laid to lawn, private and benefits from mature borders and trees. There is also an appealing summer house located in the garden perfectly placed for breakfast, afternoon tea in the sunshine.

Additional Information

Tenure: Freehold

Services: Gas central heating. All mains services.

Postal Address: Larch House, Churt Road, Hindhead, Surrey, GU26 6HY

Local Authority: Waverley Borough Council.

Fixtures & Fittings: All fitted carpets are included. Certain curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request. EPC Rating=E.

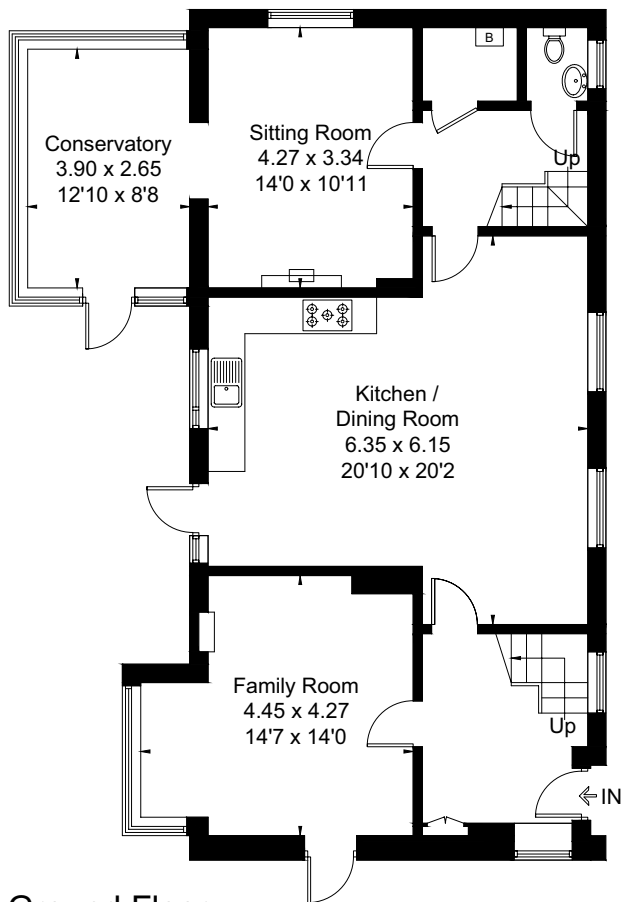
Viewing: Strictly by appointment with Savills

Agents Note: Photographs taken in June 2018

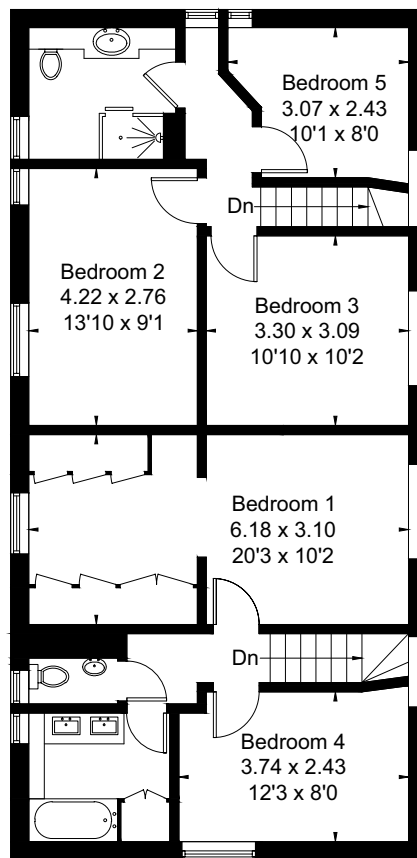


FLOORPLANS

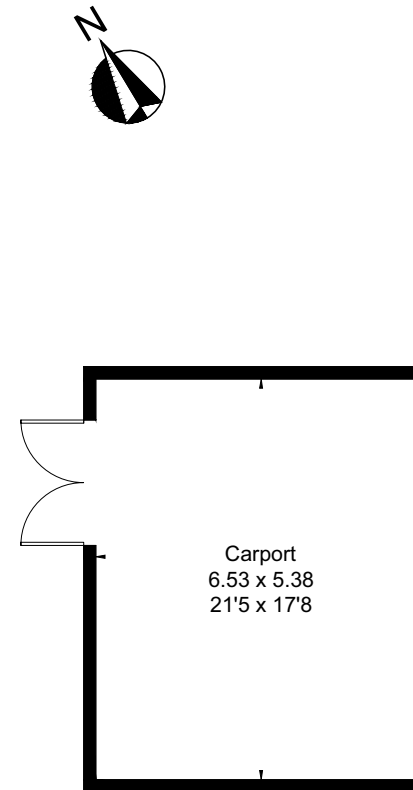
Total gross internal area (approx) = 178.1 sq m / 1917 sq ft
(Excluding Carport)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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