



Early twentieth century home in just over two acres

Green Cross Lane, Churt, Surrey, GU10 2NE

Freehold





3 Reception rooms • Kitchen & utility • 5 Bedrooms, 2 en suite • Family bathroom • Driveway • 2 Single garages & studio/workshop • South facing garden of over 2.4 acres • Outdoor pool (not currently in use)

Local information

Tilney is located off a desirable road connecting the two sides of the village of Churt. The surrounding Surrey countryside forms part of the Surrey Hills Area of Outstanding Natural Beauty. The active village of Churt is located equidistant from Farnham and Haslemere. Churt village provides for day to day needs with a village shop, a church and popular village pubs and restaurants. The village also has a pavilion and recreation ground with cricket and football clubs, tennis court, and village hall which hosts many clubs and activities.

The Georgian market town of Farnham is six miles away and offers a comprehensive selection of amenities, a Waitrose and Sainsbury's, a selection of branded and independent shops and restaurants. A further choice available in Haslemere or the county town of Guildford.

Communications are excellent with the A3 approximately 3.75 miles providing good access to the M27, M25, A331/M3 and the national motorway network as well as Heathrow, Gatwick and Southampton airports. Mainline stations can be found at Farnham (from 53 minutes) and Haslemere (from 52 minutes) both providing trains to London Waterloo.

There is a selection of state and independent schools in the area including St John's C of E (Aided) Infant School in Churt,

Edgeborough and Frensham Heights in Frensham, The Royal School and St Edmund's in Hindhead, Lord Wandsworth College in Long Sutton, St Catherines, Charterhouse in Godalming, Bedales in Petersfield and Cranleigh School in Cranleigh.

Recreational and sporting opportunities include tennis Bourne Tennis Club and David Lloyd Centre in Farnham. Local golf courses include Hankley Common, Liphook, Blackmoor, Hindhead and Farnham. There is also sailing at nearby Frensham Ponds.

For outdoor enthusiasts, this part of Surrey offers excellent walking, cycling and horse riding opportunities across nearby National Trust owned Frensham Great and Little Pond, Thursley Common, Hankley Common, Bourne Woods and Alice Holt Forest and the Devil's Punchbowl.



About this property

Tilney is a detached house offering extensive accommodation in excess of 2,700 sq ft located in a tucked away position on the edge of the popular village of Churt.

The property has scope for further improvements and extensions (STPP). The internal accommodation offers a versatile layout whilst retaining the functionality necessary for everyday living. Benefiting from a south facing aspect many of the rooms are filled with natural light, creating a bright welcoming environment.

The downstairs accommodation flows seamlessly from the central entrance hall, where there is a cloakroom.

A reception room facing out to the front of the property which could be used as a home office.

The rear sitting room enjoys a triple aspect views of the garden, which includes access out to the garden via sliding glass doors.

At the heart of the property is a third reception room, a great room with a set of sliding doors giving access to the terrace and a wide window allowing a view of the garden, a perfect family everyday living/dining space with access into the kitchen.

The kitchen follows an 'L' shape with a utility area at one end and doors out to the rear garden and to the front, giving easy access to the garage.

Upstairs there is generous bedroom accommodation, all boasting views out over the garden surrounding the property.

The principal bedroom has an en suite and built in wardrobes. There are a further four bedrooms (one with en suite) and a family bathroom.

Outside, the approach to Tilney is via a wide carriage driveway which borders a generous level front lawn. The driveway provides ample parking and access to the attached garages, which interconnect with one another. There is also a studio/workshop.

The grounds surround Tilney and measure approximately 2.4 acres. The rear garden benefits from a south facing with a terrace area adjacent to the house, providing a setting ideal for al fresco dining and entertaining. To the side of the house is an outdoor pool with a paved terrace (currently not in use). The wide, level garden is laid to lawn with a border of mature trees offering the garden great privacy in a woodland setting which is a real delight during summer months. In the south west corner of the garden there is a timber built studio/out building.

Services; Mains water and electric. Oil fired heating. Private drainage.

Tenure

Freehold

Local Authority

Waverley Borough Council

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 2,747 sq ft / 255 sq m

Outbuildings 559 sq ft / 52 sq m

Total 3,306 sq ft / 307 sq m

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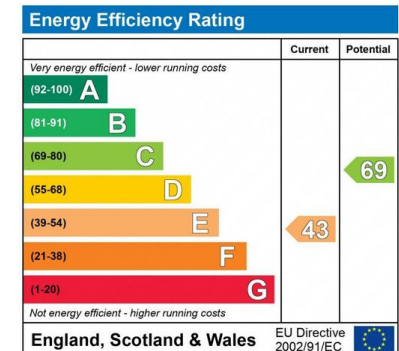


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