



Property in a south facing position with potential

**Gatesbury, Hale House Lane, Churt, Surrey, GU10 2JQ**

Freehold



Scope for improvements & extensions (STPP) • 3 Reception rooms • Kitchen & utility room • 4 bedrooms (2 en suite) • Bathroom • Driveway & garage • South facing garden with outdoor pool • About 1.4 acre plot

#### Local information

Gatesbury is located off a desirable road connecting the two sides of the village of Churt, where there is a village shop with post office and popular village pubs. The village also has a pavilion and recreation ground with cricket and football clubs, a tennis court and an active village hall. Farnham is within six miles, offering 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. There is a mainline station at Farnham and Haslemere, both providing trains to London Waterloo (from 55 mins) and the A31 and A3 providing swift access to the M25 and the national motorway network. There are a good selection of schools in the area including, St. John's C of E (Aided) Infant School in Churt, Beacon Hill School, Waverley Abbey C of E Junior School in Tilford, and Edgeborough, Frensham Heights and More House in Frensham. The surrounding countryside is delightful for walking, riding, sailing and cycling, including Frensham Common, Frensham Ponds, The Devil's Punch Bowl and Bourne Woods.

#### About this property

Gatesbury is a detached house offering single storey accommodation in excess of 2,100 sq ft located in a tucked away position on a plot of about 1.4 acres with a southerly aspect. The internal accommodation

offers a versatile layout perfect necessary for everyday living and is in a perfectly habitable condition and overall the property also presents an ideal opportunity for redevelopment with scope for improvements and extensions (STPP). The accommodation comprises a bright sitting room with box bay window, open fireplace and is open plan to a dining room which looks on to the conservatory through sliding glass doors which allows natural light to flow through. From the dining room there is a link round to the kitchen. The kitchen is fitted with a range of high and low level cabinetry and has space for every day dining. There is a neighbouring utility room which also provides a secondary entrance to the property. In all there are four bedrooms, two on each side of the property. Two of the bedrooms have en suite shower room and the other two are served by a family bathroom. Outside, Gatesbury is approached by a five bar gate and driveway which provides generous parking and there is an integrated garage on a lower level. The property and garden is surrounded by a thick border of established trees and hedging affording it a great amount of privacy. To the rear is a terrace which looks southward over the level attractive garden where there is an outdoor pool.

Services; All mains services.

#### Tenure

Freehold





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**Gross internal area (approx)** 2,176 sq ft / 202.2 sq m

**Outbuildings** 195 sq ft / 18.1 sq m

**Total** 2,371 sq ft / 220.3 sq m

**Savills Farnham**

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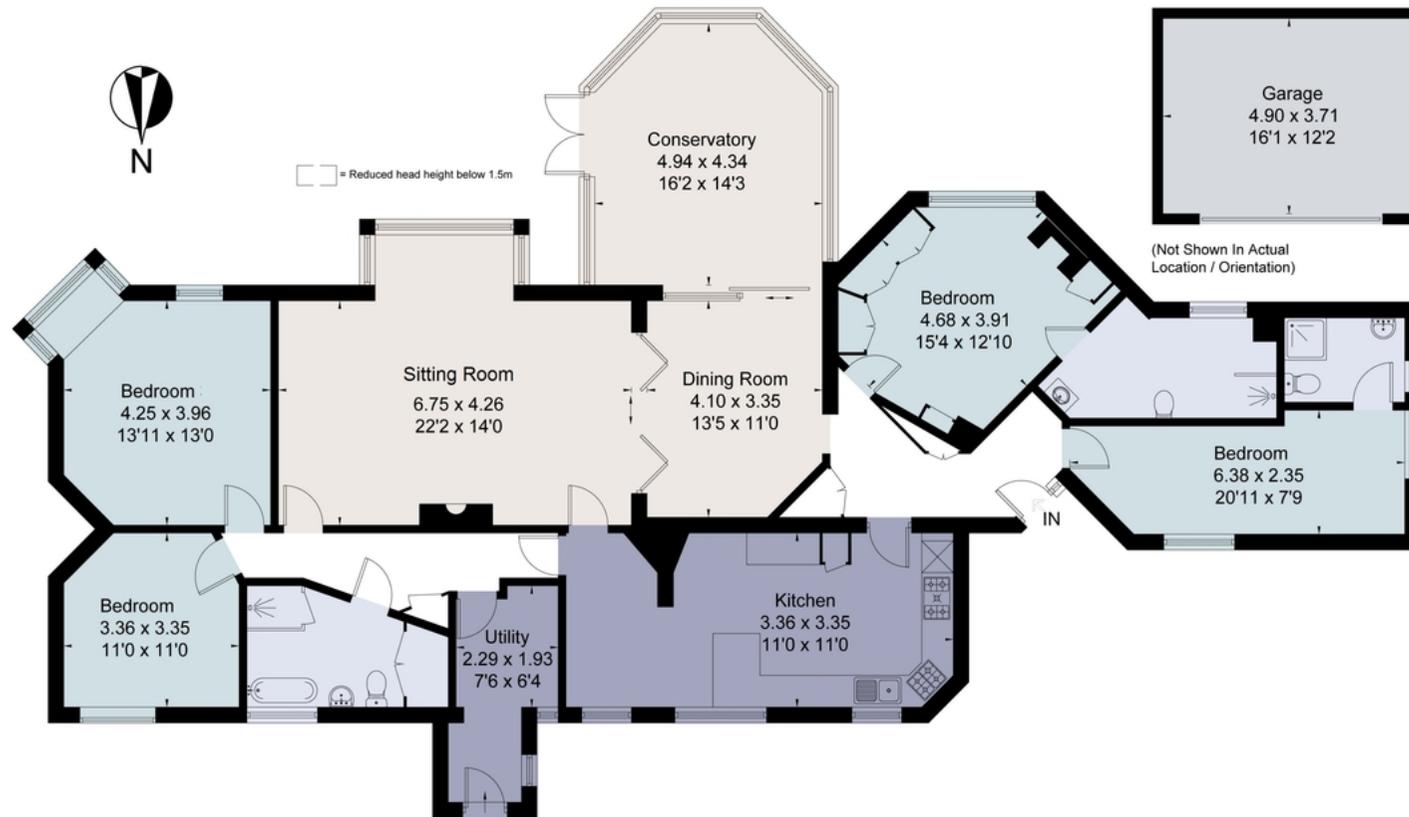
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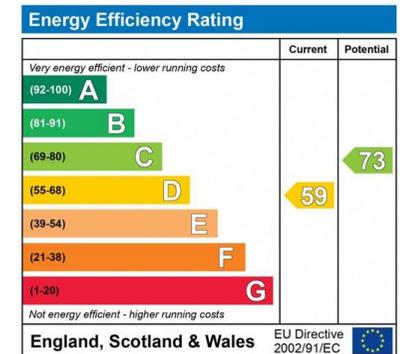
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