



Characterful stone cottage with secluded garden

Taylor's Cottage, Churt Road, Churt, Surrey GU10 2NY

Freehold



Sitting Room • Dining/family room • Kitchen • Study • 3 Bedrooms (1 en suite) & family bathroom • Gated driveway • Enclosed Garden (about 0.6 acres) • Garage & double car port

Local information

The much sought after village of Churt is located on the Surrey/Hampshire border. Churt village provides for day to day needs with local shop, a church, public house and a primary school with a greater choice available at Farnham, Haslemere and the county town of Guildford. Communications are excellent with the A3 close by providing good access to the national motorway network as well as Heathrow, Gatwick and Southampton airports. Mainline stations can be found at Farnham and Haslemere both providing trains to London Waterloo (from 52 minutes). There is an excellent choice of schools in the area including St Johns Infant school in Churt, Beacon Hill Primary, Woolmer Hill Secondary in Haslemere, Bohunt in Liphook St Edmunds, Amesbury, The Royal School in Hindhead and Edgeborough and Frensham Heights, More House in Frensham. There are wonderful opportunities for walking, riding and cycling at Hankley Common, and Alice Holt and The National Trust areas of Frensham Common and Great and Little Ponds and The Devil's Punchbowl.

About this property

Taylor's Cottage is a delightful cottage with an abundance of character built of warm Bargate Stone, understood to date from 1900s and formed out of former barns. The accommodation is well presented, in keeping with the period character. A pretty, open front porch gives access to

a family/dining room with timber floor and brick surround fireplace with log burner. Steps lead down to a sitting room with a beamed ceiling and a painted exposed brick wall, timber floors and a handsome log burner. The kitchen is fitted with a good range of cabinetry with a pretty tile splash back and floor. There is a second entrance into the cottage, with a stable door which arrives into the kitchen, which is great for everyday use and has a cloakroom. There is also a study. In total there are three bedrooms. Two are on the ground floor level and a served by the ground floor family bathroom that neighbour the cloakroom. The third bedroom is accessed via stairs in the sitting room and has an en suite bathroom.

Outside, the approach to the property is via a gated driveway, which provides ample parking and access to the garage and carport. The driveway borders the garden which is located on the front south facing side of the property with a generous and level stretch of lawn and a paved courtyard immediately to the front of the house which is a real sun trap and a perfect spot of alfresco dining. Additionally there is a secluded outdoor seating area beneath a pergola and established planting.

Services; All mains services.

Tenure

Freehold

Local Authority

Waverley Borough Council





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Gross internal area (approx) 1727 sq ft / 160.2 sq m

Outbuildings 222 sq ft / 20.6 sq m

Total 1946 sq ft / 180.8 sq m

Savills Farnham

01252 729000

farnham@savills.com



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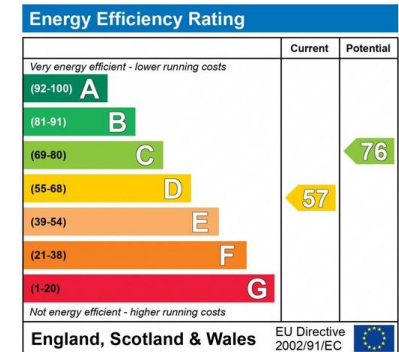
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