



Hearn House, Spats Lane, Nr Churt, Hampshire



# Hearn House

## Spats Lane, Nr Churt, Hampshire GU35 8SU

A beautifully appointed ranch style family home renovated and remodelled in 2021 and set within parkland grounds and woodland extending to about 7 acres, ideal for multi-generational living.

Churt village 1.5 miles, A3 4.3 miles, Farnham town centre & mainline station 6.8 miles, Haslemere 7.6 miles, Guildford 18.5

Reception hall | Sitting room | Drawing room  
Conservatory | Office | Gym with shower room  
Kitchen/dining room | Second kitchen | 2 Utility rooms | 2 Cloakrooms | Principal bedroom with dressing room & His n Hers shower rooms  
7 Further bedrooms, 3 en suite | 2 Dressing rooms | Mezzanine | Extensive garaging | 4 Bay barn-style garage | Formal gardens & grounds  
Woodland | Swimming pool | About 7 acres  
EPC rating D

### The property

Hearn House is a stunning detached family home, which has recently been completely renovated and modernised to provide extensive luxury accommodation. The property comprises more than 6,000 square feet of living space, which could be used as one eight-bedroom property, or as two residences – a large five-bedroom family home and an attached three/four-bedroom annexe. The property is finished throughout with clean, neutral décor, and features stylish, contemporary fittings and appliances. The vaulted reception hall provides the perfect welcome, with its wooden flooring, skylights and stairs to a stunning mezzanine. The main house has a large southwest-facing drawing room, with bi-fold doors opening onto the rear garden, as well as a gym with an adjoining shower room. The magnificent

T-shaped kitchen and dining room is a spectacular open-plan space, with shaker-style kitchen units in grey, a central island and a stainless steel range cooker, as well as plenty of space for entertaining. Beyond the dining area, double doors open onto a splendid conservatory overlooking the garden. There are 8/9 bedrooms and 6 well-appointed bathrooms.

### Outside

The property is set in delightful gardens and far-reaching grounds, extending to approximately seven acres, including enchanting ancient woodland. At the front of the property there is a gravel driveway, which opens into a turning circle in front of the house and provides parking for several vehicles. There is one garaging block attached to the house, with entrances to the front and rear, while there is also a large, detached 4-bay open-fronted barn-style garage, for further covered parking. The landscaped garden to the rear is southwest-facing and includes paved terracing, expanses of lawn with an array of shrubs, trees, plants and hedgerow, while there is also a swimming pool with a paved surround and a timber changing hut. A gate at the end of the garden leads to the ancient woodland, with its varied wildlife and birds. About 7 acres.

### Location

Hearn House is situated in a secluded position near the pretty village of Churt on the Surrey/Hampshire border, about halfway between the Surrey market towns of Farnham and Haslemere. Within the village there are a number of local amenities including a village shop with post office, church, village hall, cricket ground and 'outstanding' primary school. Farnham, Haslemere and Grayshott offer a broader range of shopping and recreational facilities. There is a good choice of state, private, and boarding schools in the area. Travel links are excellent, with the nearby A331/M3 and A31/A3 linking to London and the south coast, while the mainline stations in Farnham and Haslemere provide regular train services to London. Gatwick and Heathrow are about an hour away.

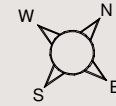
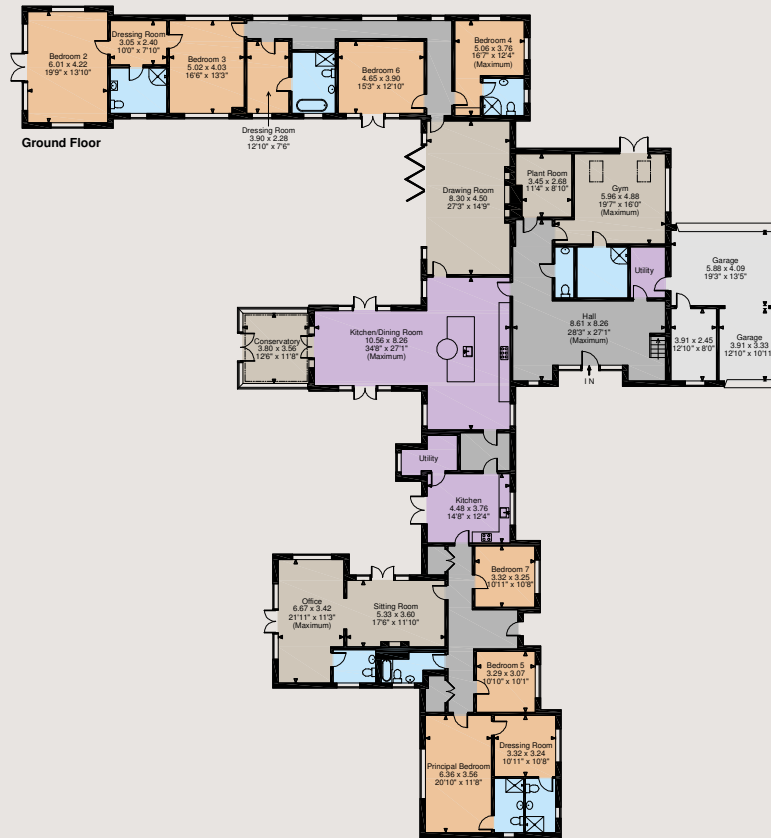








Floorplans  
House internal area 6,008 sq ft (559 sq m)  
Garage internal area 592 sq ft (55 sq m)  
Total internal area 6,600 sq ft (614 sq m)  
For identification purposes only.



## Directions

From Farnham follow the A287 to Churt, passing Lower Bourne and Frensham. At the Crossways in Churt, turn right into Barford Lane. Continue for about 2 miles, passing Mayfair Riding Stables on the left. Continue forward and take the second turning on the right into Spats Lane. Hearn House is on the left hand side.

## General

**Local Authority:** East Hampshire District Council.

**Services:** Mains gas, electricity and water. This property has a private drainage system – full details to be provided on request

**Council Tax:** Band H.

**Tenure:** Freehold.

**Guide Price:** £2,250,000.

## Farnham

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