Gorse Cottage

Farnham Road, Churt, Surrey

STRUTT & PARKER

BNP PARIBAS GROUP

An outstanding detached property with 2 bedroom cottage & magnificent gardens, located in a peaceful woodland setting

A stunning and substantial home with additional accommodation, set in a secluded position and just moments from Frensham Great Pond. The house combines character features with attractive modern styling, while outside, the beautiful grounds contain further accommodation including a two-bedroom detached cottage, a games room/converted stables and a studio apartment.

- **8 RECEPTION ROOMS**
- **8 BEDROOMS**
- **7 BATHROOMS**
- **4 CAR GARAGING**
- **2.18 ACRES**
- **FREEHOLD**
- **RURAL**
- **3265 - 6253 SQ FT**
- **GUIDE PRICE £2,625,000**

The property

Gorse Cottage is a magnificent detached house offering a wealth of the finest living and entertaining space arranged across two light-filled floors. Set just outside the village of Churt and fully surrounded by peaceful Frensham Common woodland, the house and its substantial outbuildings are within easy reach of the nearby towns and villages.

There are five beautifully appointed reception rooms on the ground floor, with wooden flooring spanning the entrance hall, sitting room, study and lounge. The main living space is the large lounge and adjoining oak-framed garden room. The lounge has wooden flooring, an impressive fireplace and a cinema screen with surround sound, while the adjoining, south-facing garden room has stunning exposed timber framing and eaves, a ceiling lantern skylight, panoramic windows and bi-fold doors opening onto the garden. This space is currently used as a dining room but could be used as an additional sitting room/garden room.

Also on the ground floor there is a comfortable sitting room in which to relax again with a feature fireplace and beautiful window seat, and a useful study for home working, plus a superb well-equipped kitchen. The kitchen itself features modern shaker-style units, a central island with a breakfast bar, integrated appliances including two ovens, a built-in microwave, a fully integrated Nespresso machine and a gas hob with an extractor hood, plus a brick-built fireplace fitted with a logburner. There is also a linked/ open-plan breakfast room with additional matching storage, wine fridge and bi-folds opening to the patio.

Stairs lead from the welcoming reception hall to the first-floor landing, off which there are five well-presented bedrooms, four of which are doubles. These include the impressive principal bedroom with its built-in storage, luxury en-suite bathroom and stunning feature window with views over the garden. One further bedroom is en suite, while the first floor also has a family bathroom.

Outside

The driveway leads through the grounds to Gorse Cottage, where there is a five-bar wooden gate opening onto the courtyard, which leads to the rear, providing plenty of parking space and access to the cottage and garaging block. The gardens at the front of the house have rolling lawns, dotted with mature trees, while at the rear, the gardens are mostly south-facing and welcome plenty of sunlight throughout the day. They include patio areas for al fresco dining, far-reaching lawns and meadows, a beautiful pond which is a haven for wildlife, a pond house from which to enjoy the peaceful surroundings, a hot tub, an outdoor kitchen, greenhouse, and a converted stable-turned-games-room, currently housing a sauna and shower room. There is private gated access to the woodland behind the property which in turn leads to the Great Pond and Frensham Common. The detached 2 bedroom cottage provides valuable additional accommodation for family, friends, staff or used as a rental property. On the ground floor there is a comfortable sitting room, a well-equipped kitchen, a shower room and additional reception room, while upstairs there are two further bedrooms, plus a bathroom. The garage has a studio above with a kitchen, sitting area, bedroom area and shower room.

Location

Gorse Cottage is wonderfully situated in a peaceful position just outside the popular village of Churt. The rural location and tranquil setting is a particular feature of the property, with its views across the surrounding countryside, but it is also convenient to local market towns. Frensham Common, Frensham Little Pond and the Great Pond are nearby with miles of walking and riding in this Area of Outstanding Natural Beauty. Within Churt there are several local amenities – a village shop and newsagent, church, village hall, highly-regarded infant school and cricket ground. Farnham, Haslemere and Grayshott offer a broader range of shopping, recreational and educational facilities, with the larger centres of Guildford and Winchester a little further afield. There is an excellent choice of infant, junior and secondary schools in the area. Mainline stations at Farnham and Haslemere. The A3 and M3 which link with the M25 and the south coast are a short drive away.

Distances

- Farnham 4.5 miles
- Haslemere 7.1 miles
- Guildford 14.5 miles

Nearby Stations

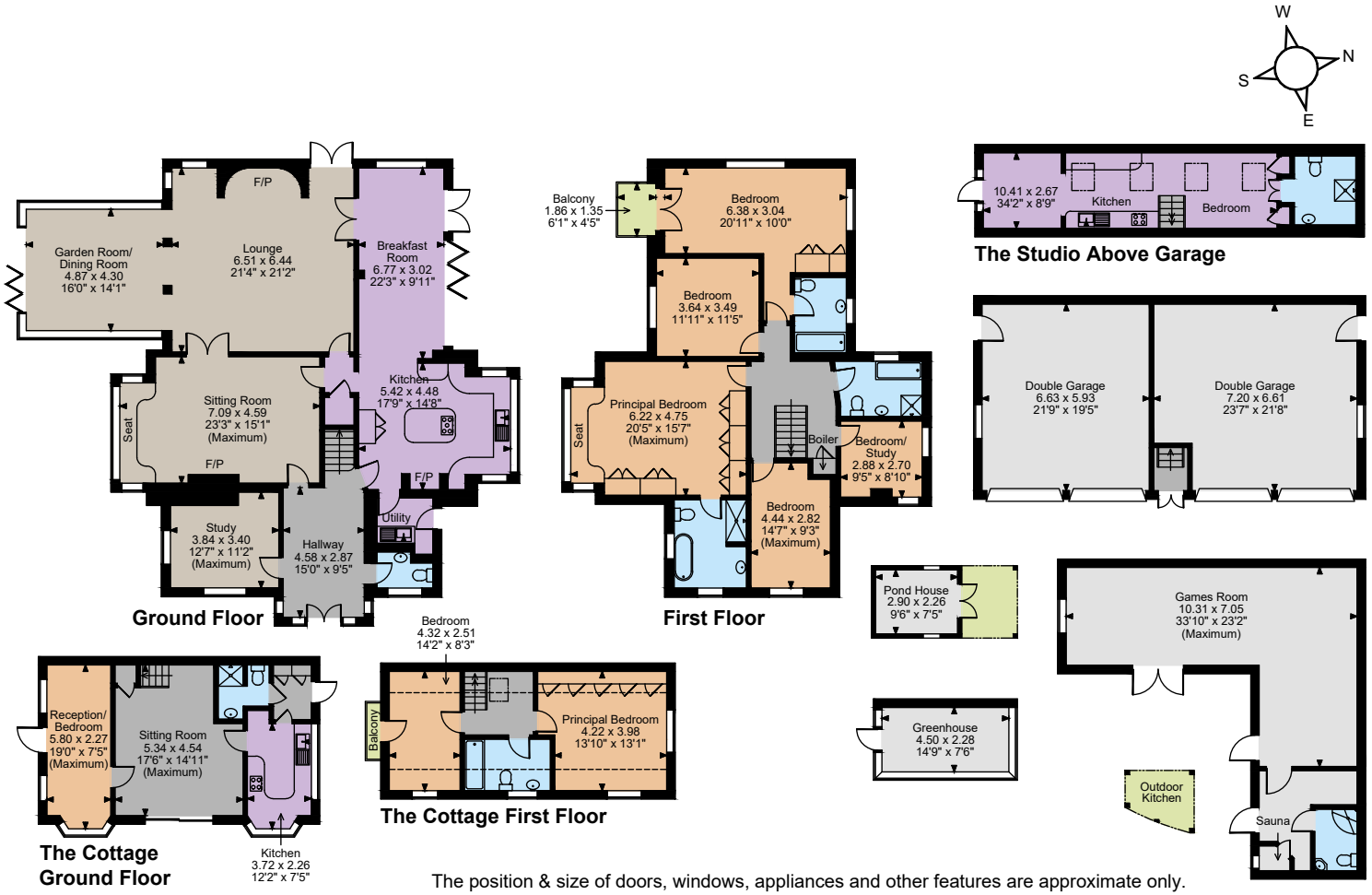
- Farnham
- Haslemere
- Bentley
- Witley

Key Locations

- The Great Pond
- Frensham Little Pond
- Alice Holt Forest
- Surrey Hills

Nearby Schools

- St John's Churt
- St Mary's Frensham
- St Edmunds Hindhead



The position & size of doors, windows, appliances and other features are approximate only.

⊏⊐⊏⊐ Denotes restricted head height

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Floorplans

Main House internal area 3,265 sq ft (303 sq m)

Double Garage internal area 918 sq ft (85 sq m)

Outbuildings internal area 837 sq ft (78 sq m)

The Cottage internal area 841 sq ft (78 sq m)

The Studio internal area 392 sq ft (36 sq m)

Balcony external area 38 sq ft (4 sq m)

Total internal area 6,253 sq ft (581 sq m)
For identification purposes only.

Directions

GU10 2PY
what3words: ///disclose.polar.pimples

General

Local Authority: Waverley Borough Council

Services: All main services

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band H

EPC Rating: Main House rating D, The Cottage rating C, The Games Room rating F, The Studio rating C.

Fixtures and Fittings: By separate negotiation

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Tenure: Freehold

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