



Serengeti

Frensham Lane, Churt, Farnham, Surrey

A beautifully appointed detached home, set in the sought-after rural hamlet of Wishanger near the village of Churt

A magnificent home with beautiful décor and design features, offering far-reaching views across the surrounding countryside. The property includes four bedrooms, exposed timber beams, full-height windows, and various other attractive fittings and details, creating a thoroughly impressive family home.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE & OFFICE/STUDIO



0.76 ACRES



FREEHOLD



RURAL



1931 SQ FT



**GUIDE PRICE
£1,450,000**



The property

Serengeti is a stylish detached home, built by its current owners in the early 2000s and featuring highly attractive accommodation arranged over three floors. The ground floor reception hall provides a welcoming entrance, with tiled flooring, timber beams overhead and access to the spiral staircase, located in a tower at the western end of the property. The ground floor is mostly dedicated to the 27ft open-plan kitchen, dining area and sitting area with its timber beams and bi-fold doors opening onto the upper terrace and affording those beautiful views of the rural landscape. The sitting area has a double-height ceiling with upper windows welcoming abundant natural light, while the woodburning stove helps to create a relaxed and cosy atmosphere.

Stairs lead to the lower ground level, where there is a comfortable family room and doors leading to three double bedrooms of similar proportions. Each of the bedrooms has French doors opening onto the lower rear courtyard garden, while the lower ground floor also has a family bathroom with a separate shower. The luxury principal bedroom features an en suite

shower room and is situated on the mezzanine upper level, among the timber eaves and with a vaulted, timber-clad ceiling overhead. The property also benefits from a detached studio annexe, providing useful further accommodation for guests or family.

Outside

Serengeti is situated in an elevated position, with the countryside beyond offering sweeping rural vistas and spectacular sunsets. At the entrance, five-bar wooden gates open onto the gravel driveway, where there is plenty of parking for residents and guests alike. The landscaped garden is mostly to the side and rear, and is sympathetic to the rural setting, featuring various mature trees and rolling lawns and meadows which blend perfectly with the surrounding landscape. There is an elevated patio area for al fresco dining and a further paved and gravel terrace at the side, with railway sleeper steps leading through an ornamental garden to the lower level, where there is further terracing outside the three lower double bedrooms. The detached workshop, potting shed & tool sheds provide plenty of space for garden storage.



Location

Serengeti is wonderfully situated in a peaceful position in the hamlet of Wishanger 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 paddocks and countryside, but it is also convenient to local market towns. Frensham Common and the Great Pond are nearby (about a 10 minute walk) with miles of walking and riding in this Area of Outstanding Natural Beauty. Within the villages of Churt and Frensham there are several local amenities – a village shop and newsagent, church, village hall, pub/coffee shop, highly-regarded infant schools and cricket grounds.

Farnham, Haslemere and Grayshott offer a broader range of shopping, recreational and educational facilities, with the larger centres of Guildford, Basingstoke and Winchester close by. There is an excellent choice of state and independent schools in the area. Mainline stations at Farnham, Haslemere and Bentley. The A3 and M3 which link with the M25 and the south coast are a short drive away. Heathrow, Gatwick and Southampton are under an hour away.



Distances

- Farnham 4.9 miles
- Haslemere 7.5 miles
- Godalming 11.5 miles
- Guildford 15 miles

Nearby Stations

- Haslemere
- Farnham
- Witley
- Bentley

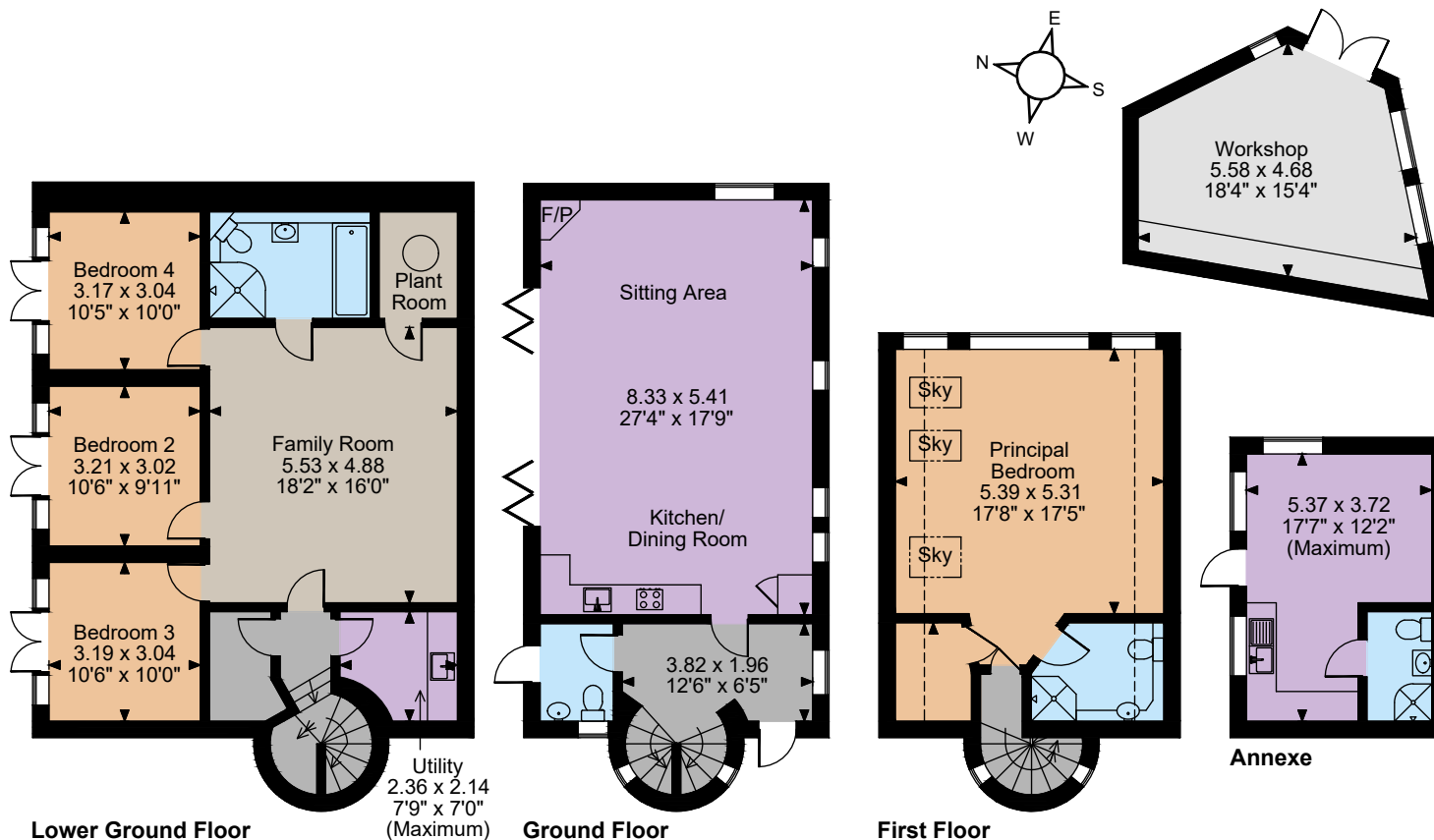
Key Locations

- Frensham Common & Ponds
- Alice Holt Forest
- Georgian market town of Farnham
- Hankley Common
- South Downs National Park

Nearby Schools

- St Johns Churt
- St Marys Frensham
- More House
- Edgeborough
- St Edmunds
- The Royal School
- Barfield Prep School





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

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8636287/JLW

Floorplans

House internal area 1,931 sq ft (179 sq m)

Annexe internal area 215 sq ft (20 sq m)

Workshop internal area 231 sq ft (21 sq m)

Total internal area 2377 sq ft (221 sq m)

For identification purposes only.

Directions

GU10 2QG

///what3words: yawned.premature.island - brings you to the driveway

General

Local Authority: East Hampshire District Council

Services: Mains electricity and water. Private drainage which we believe to be compliant to current regulations. Main heating ground source heat pump. Central vacuuming system

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

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

Tenure: Freehold

Council Tax: E

EPC Rating: D

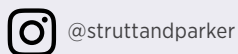
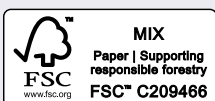
Fixtures and Fittings: By separate negotiation

Farnham

37 Downing Street, Farnham, Surrey GU9 7PH

01252 821102

farnham@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2025 Particulars prepared February 2025.. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited