



Orchard End
Green Lane, Churt, Farnham

STRUTT
& PARKER
BNP PARIBAS GROUP

A beautiful light four bedroom detached property with mature gardens in a quiet sought-after Surrey Hills location

A welcoming period family home with neutral décor, updated bathrooms and planning permission to extend by 40%. Nestled in a rural spot just outside the village, it has access to local shops, larger towns and mainline train stations.



**3 RECEPTION
ROOMS**



4 BEDROOMS



2 BATHROOMS



**GARAGE &
OFF-STREET
PARKING**



0.59 ACRES



FREEHOLD



RURAL



2244 SQ FT



**£1,150,000
GUIDE PRICE**



The property

Orchard End is a welcoming period family home of around 2,244 sq ft over two floors, with light rooms and a layout that is well suited to everyday family life. Original character sits alongside modern updates, with Crittall casement windows, neutral décor and contemporary fittings giving the house a calm, easy feel. A bright reception hall with painted wooden flooring, understairs storage and a cloakroom leads to the main living spaces. The dual-aspect sitting room has a large bay window over the terrace and garden, an open marble fireplace and French windows to the side garden.

There is a large utility/boot room with plenty of storage, and a generous dual-aspect kitchen/dining room with good worktop space, modern integrated appliances, room for a family table and a glazed door to the garden. Off the kitchen is a well-proportioned dual-aspect playroom, currently used as an extra bedroom but ideal as a snug or home office. The property also has planning permission to extend by around 40%, giving scope to turn it into your forever home.

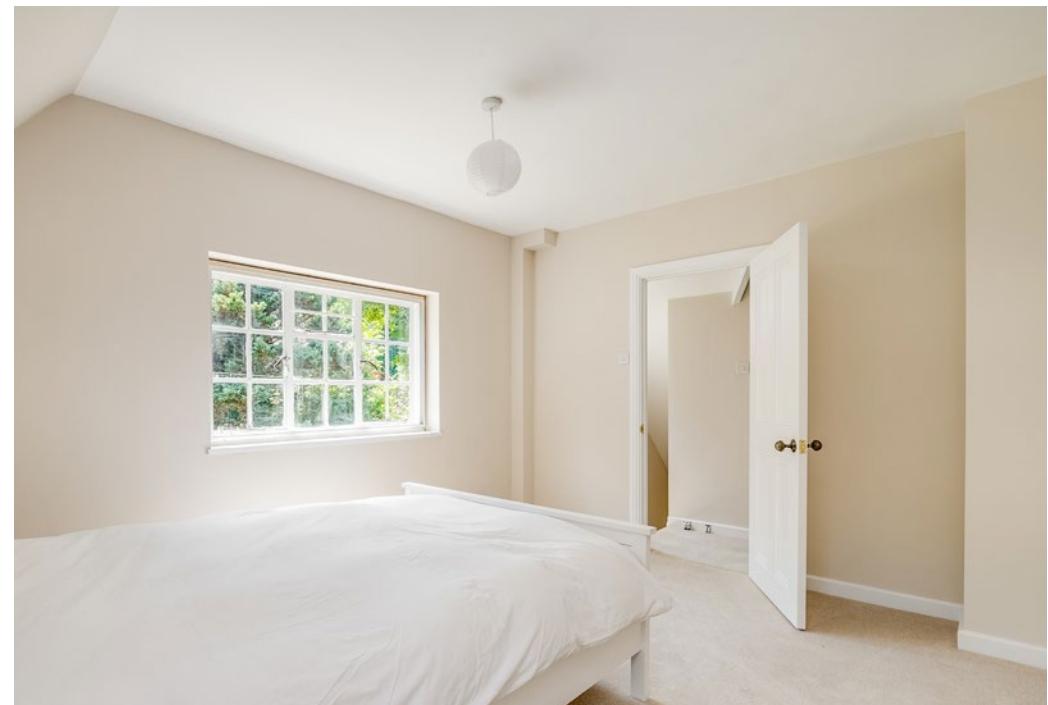
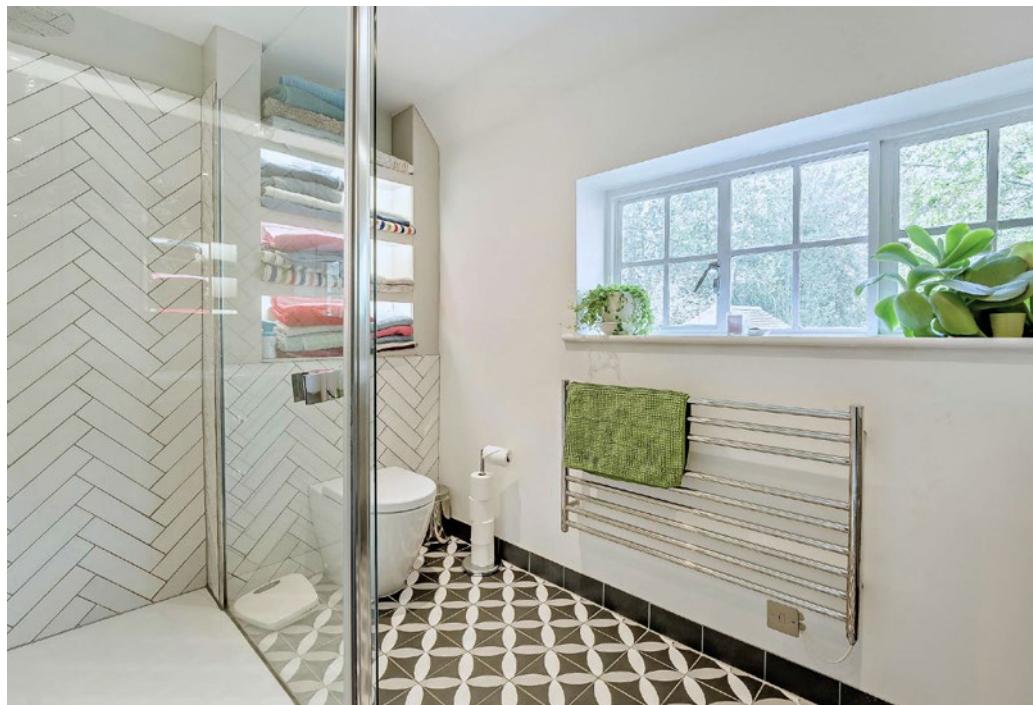
Outside

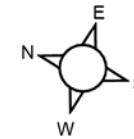
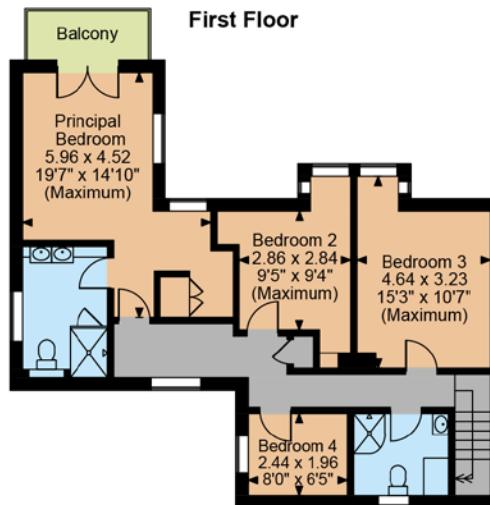
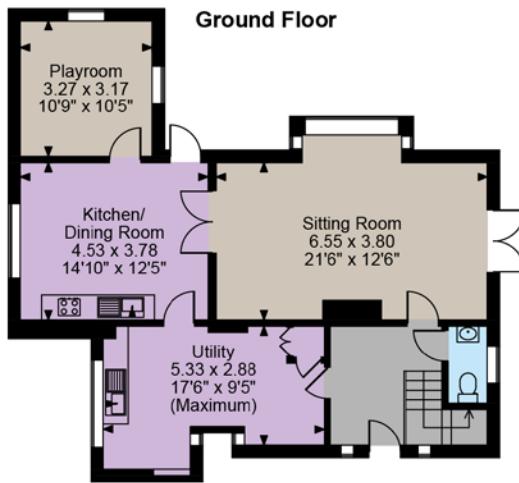
The gardens are one of Orchard End's main features. The house sits in just over half an acre of wraparound lawn, with mature trees and hedging creating a private, green setting. To the front, a tarmac driveway screened by hedging provides private parking and leads to a weatherboarded detached double garage with a useful walk-in store.

Location

Located in the Surrey Hills Area of Outstanding Natural Beauty, Churt is a friendly village with a church, village hall, shop, pub, playground, cricket ground and C of E infant school. It is surrounded by countryside that's perfect for walking and riding, with Frensham Common and Frensham Great Pond close by. The nearby Georgian market town of Farnham offers a mix of independent high street shops, a Waitrose, and a good choice of pubs, cafés and restaurants. Haslemere and Grayshott also offer a range of everyday amenities. Local leisure options include a leisure centre, historic Farnham Park, Alice Holt Forest and several golf courses.







Floorplans

House internal area 1,697 sq ft (158 sq m)
Garage internal area 547 sq ft (51 sq m)
Total internal area 2,244 sq ft (208 sq m)
For identification purposes only.

Directions

GU10 2NB

what3words: ///forgotten.debating.saying

General

Local Authority: Waverley Borough Council

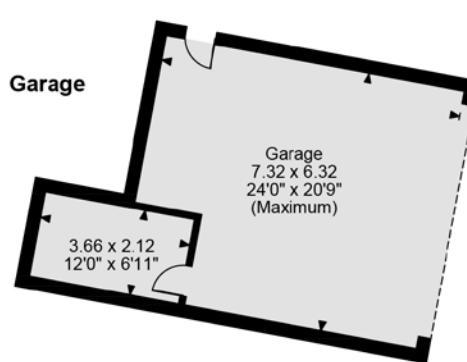
Services: Mains electricity, water and drainage. Oil fired central heating

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

Council Tax: Band G

EPC Rating: E

Fixtures and Fittings: By separate negotiation



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

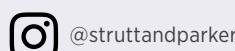
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