



Orchard End

Green Lane, Churt, Farnham

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.

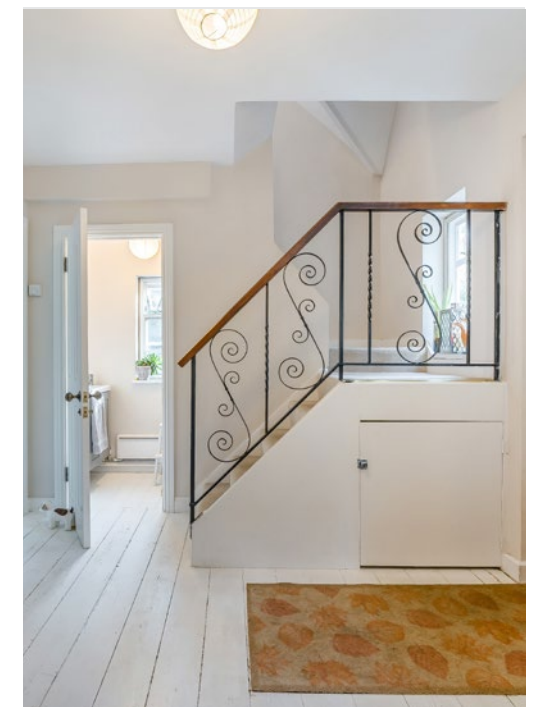
There is a large utility/boot room with plenty of storage, and a generous dual-aspect kitchen/dining room with good worktop space, modern integrated appliances, room for a family table and a glazed door to the garden. Off the kitchen is a well-proportioned dual-aspect playroom, currently used as an extra 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

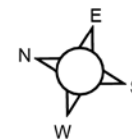
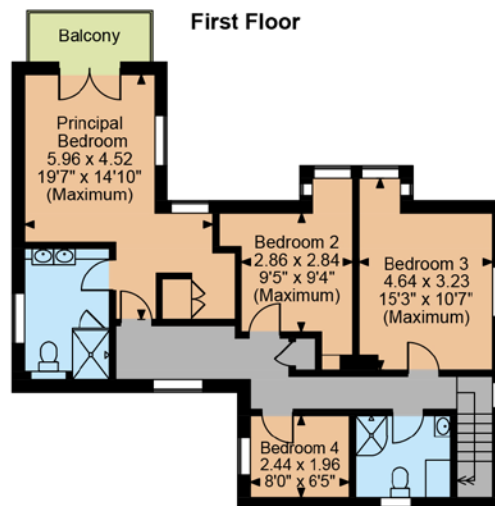
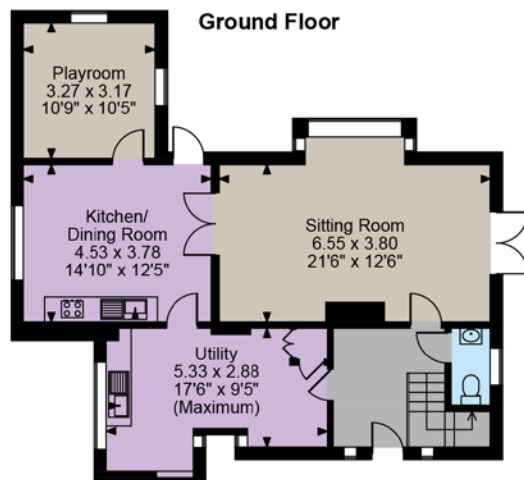
The gardens are one of Orchard End's main features. The house sits in just over half an acre of wraparound lawn, with mature trees and hedging creating a private, green setting. To the front, a tarmac driveway screened by hedging provides private parking and leads to a weatherboarded detached double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

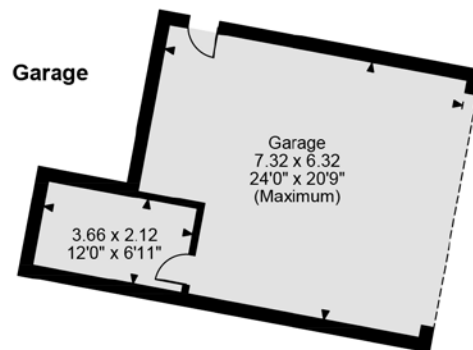
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Fixtures and Fittings: By separate negotiation

Planning Permission WA/2018/1317



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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8669399/SLU

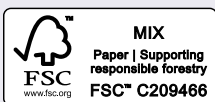
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and 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 in both 2023 and November 2025. Particulars prepared November 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Farnham

37 Downing Street, Farnham, Surrey GU9 7PH

01252 821102

farnham@struttandparker.com
struttandparker.com



@struttandparker

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

For the finer things in property.

