Butts Barn

Green Lane, Churt

STRUTT & PARKER

BNP PARIBAS GROUP

A detached Grade II listed four bedroom barn conversion in a sought-after Surrey Hills location

An attractive and characterful double-fronted family home, sensitively combining modern amenities, quality fixtures and fittings and elegant décor with a wealth of period features. It is located on the south-eastern fringes of a desirable village, within easy reach of local and town centre amenities and mainline train stations.

- **3 RECEPTION ROOMS**
- **4 BEDROOMS**
- **2 BATHROOMS**
- **TRIPLE GARAGE**
- **FAMILY GARDEN**
- **FREEHOLD**
- **VILLAGE**
- **4282 SQ FT**
- **£1,575,000 GUIDE PRICE**

The property

Dating from the early 18th century, Butts Barn is an attractive stone-built and part-weatherboarded family home offering more than 3,500 sq ft of light-filled, flexible accommodation arranged in an L shape over two floors. Sensitively converted from a barn and attached cowhouse to provide a practical and cohesive living and entertaining environment, it combines modern amenities, quality fixtures and fittings and elegant décor with period features including a wealth of vaulted ceilings and exposed beams.

The ground floor accommodation flows from a welcoming split-level entrance hall. It opens on one side into a study/office with some cobbled flooring, an original cow stall and feeding rack, courtyard access and stairs rising to a vaulted first floor store, and on the other into a dual aspect sitting room with a fireplace with woodburning stove and French doors to the courtyard. The sitting room opens into an inner hall with a useful cloakroom and stairs rising to the first floor. The hall opens into a stunning double-height sitting and dining room with a galleried library/leisure area over and full-height glazing incorporating French doors to the courtyard and garden. The adjacent dual aspect kitchen/breakfast room has a range of wall and base units, complementary work surfaces, modern integrated appliances, space for a table and an inter-connecting fitted utility room with garden access. The ground floor accommodation is completed by a bedroom wing. It provides three bedrooms, two with built-in storage, and a contemporary family bathroom with freestanding bath and separate shower.

The vaulted first floor houses a galleried library/leisure area overlooking the sitting/dining room below, configurable to the purchasers' own requirements. Double doors open to a dual aspect principal bedroom with fitted storage and an en suite bathroom with a freestanding bath and separate shower.

Outside

The property is approached over a gravelled driveway providing private parking and giving access to a timber-framed triple garage. The generous well-maintained garden surrounding the property is laid

mainly to lawn screened by mature hedging and trees. It features a paved and gravelled courtyard with mature planting, a gazebo-covered seating area and a raised terrace, ideal for entertaining and al fresco dining. The property also benefits from an attached garden studio, accessible from the courtyard.

Location

Located in the Surrey Hills National Landscape, Churt has a church, village hall, store, Post Office, Indian restaurant, two pubs, playground, cricket ground, tennis club and infant school. The surrounding countryside offers excellent walking and riding opportunities, with Frensham Common and Great Pond within easy reach. Farnham offers boutique and high street shopping, a Waitrose store, pubs, cafés and restaurants. Haslemere and Grayshott also offer comprehensive amenities. Local recreational facilities include a leisure centre, Farnham Park, Alice Holt Forest and several golf courses. Transportation links are excellent: Haslemere and Farnham stations (5.7 and 6.0 miles respectively) offer regular services to central London, and the A3 and A31/A331 link to major regional centres and the motorway network.

Distances

- Guildford 14.6 miles
- London 43.9 miles

Nearby Stations

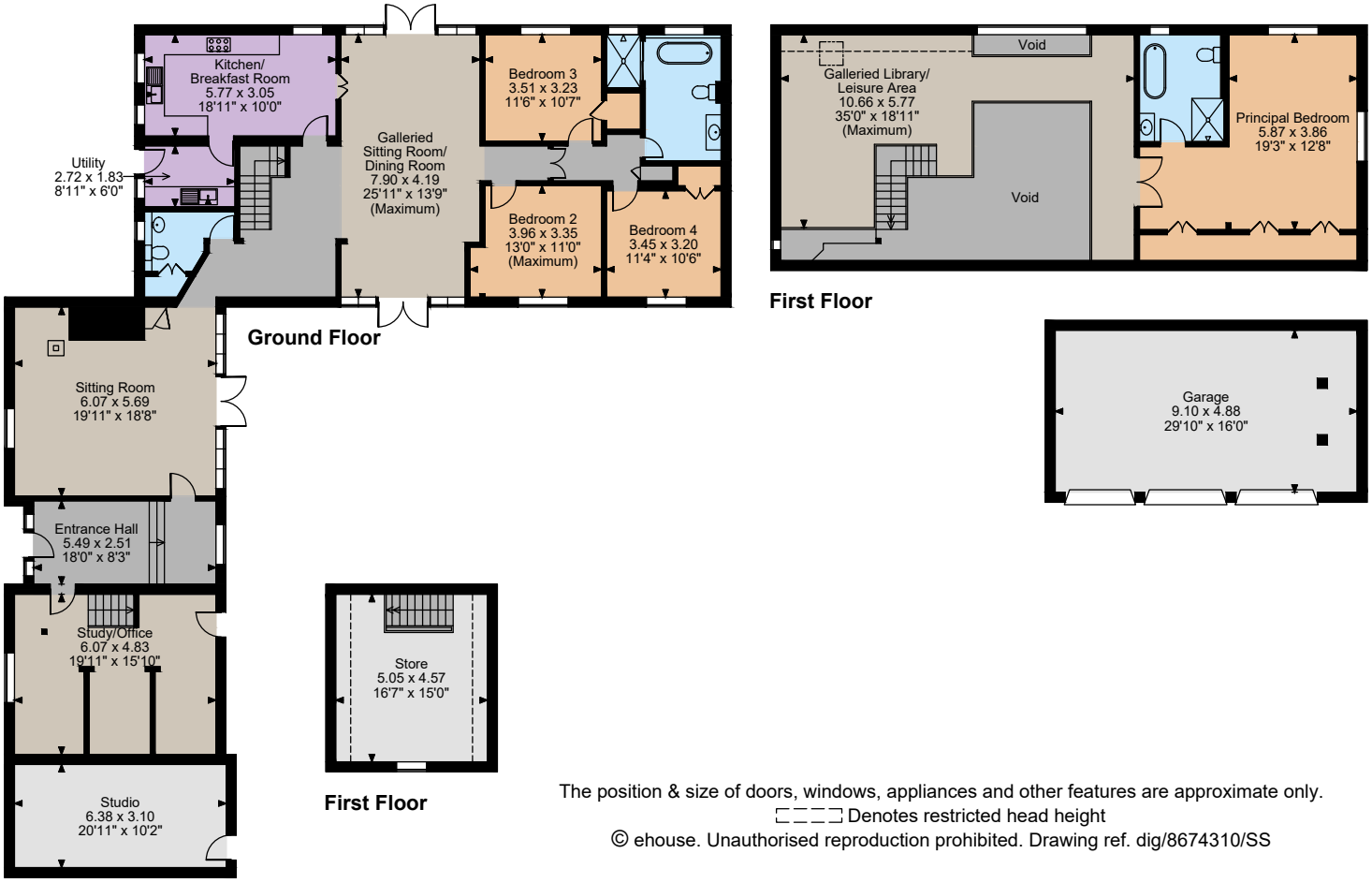
- Haslemere 5.6 miles
- Farnham 5.9 miles

Key Locations

- Bourne Woods
- Frensham Ponds
- Farnham Park

Nearby Schools

- St Johns CoFE Infant School
- Beacon Hill Primary School
- Grayshott CofE Primary School
- Frensham Heights School
- More House School
- King Edwards Witley



The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Floorplans

House internal area 3510 sq ft (326.1 sq m) (excludes void)
Limited use area(s) 80 sq ft (7.4 sq m)
Garage 478 sq ft (44.4 sq m)
Store 214 sq ft (19.8 sq m)
Total 4282 sq ft (397.9 sq m)
For identification purposes only.

Directions

GU10 2PA
what3words: ///perfumed.cries.implanted

General

Local Authority: Waverley Borough Council

Services: Mains electricity, gas and water. Private drainage (septic tank) which we cannot confirm is compliant.

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

Council Tax: Band H **EPC Rating:** D

Fixtures and Fittings: By separate negotiation

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