

Hopton,  
Jumps Road, Churt



Strutt  
& Parker

Land and property. Since 1885.

4,393 sq ft (408 sq m) | Freehold  
4 reception rooms | 6 bedrooms  
Detached cottage with two bedrooms | Tennis court & swimming pool

Guide price £2,950,000

An impressive and substantial country residence with traditional stone and brick elevations, including a separate detached cottage, set within a highly sought-after Surrey village.

Hopton is an imposing country house offering over 4,300 sq ft of beautifully presented accommodation arranged across two generous floors. The property blends period character with spacious, modern living, making it an ideal family home suited to both large-scale entertaining and comfortable everyday life. The current owners have completed refurbishment and a complete rewiring of the property whilst retaining the houses charming character.

The ground floor features a series of well-proportioned reception rooms. Both the sitting room and drawing room are characterised by focal fireplaces and generous proportions, while the expansive triple-aspect family room, with a spiral staircase rising to the first floor, provides a versatile space for informal gatherings and offers access to a dedicated study with views over the grounds. At the heart of the home is the impressive kitchen, complemented by a large walk-in pantry and a separate utility room. A cellar provides further useful storage.

On the first floor there are six well-proportioned bedrooms. The principal suite offers a generous footprint with built-in storage and a large en suite bathroom. The remaining five bedrooms are served by two family bathrooms, providing excellent accommodation for a large family.

A separate detached cottage provides fully self-contained accommodation, comprising a sitting room, kitchen, two bedrooms and a bathroom—ideal for guests, extended family or staff.

Approached via a sweeping gravel driveway, the house is set within highly private and beautifully established gardens. The grounds are a particular feature, with a swimming pool and paved surround, together with a full-sized tennis court. Extensive level lawns are bordered by mature woodland and established planting. Further external features include a greenhouse, double garage, and a range of useful outbuildings, including a bike shed and garden stores.



## 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 Frensham Great Pond within easy reach. Farnham offers boutique and high street shopping, a Waitrose, as well as a range of pubs, cafés and restaurants, while Haslemere and Grayshott also provide comprehensive amenities. There is a good selection of schools in the area, including well-regarded independent options such as Frensham Heights School, Amesbury School, St Edmund's School and Edgeborough School. Local recreational facilities include a leisure centre, Farnham Park, Alice Holt Forest and several golf courses.

Transport 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 provide access to major regional centres and the motorway network.

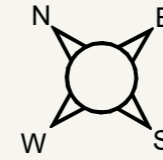
Postcode region: GU10

## General

Local Authority: Waverley Borough Council  
Services: Mains electricity, gas and water, private drainage which we understand is compliant with current regulations.  
Council Tax: Main House Band H, Cottage Band C  
EPC Rating: Main house D, Cottage D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Hopton Jumps Road, Churt  
 Main House internal area 4,393 sq ft (408 sq m)  
 Garages internal area 523 sq ft (49 sq m)  
 Outbuildings internal area 514 sq ft (48 sq m)  
 Cottage internal area 647 sq ft (60 sq m)  
 Total internal area 6,077 sq ft (565 sq m)  
 Quoted Area Excludes 'External C/B'



### Strutt & Parker Farnham

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The historic market town of Farnham mixes the quaint with the bohemian. Known for its artsy locals, cool independent shops, and beautiful cobbled streets, the settlement is a dream town for those looking to settle down somewhere that blends the quiet of the countryside with the buzz of somewhere more lively.

Farnham Castle looms over the town, although it is far from the only local historic treasure. Other attractions include the famous Maltings Monthly Market, the impressive Sculpture Park, and enough well-stocked second-hand stores to film a season's worth of Antiques Roadshow. The pub and restaurant scene punches well above its weight for a small town, with classy eateries and charming pubs lining the centre.

Once you head out of the bustling centre of town you're hit with rolling green fields and all the pleasures of country life on the North Downs. Think bird-watching, long wooded walks that pass scenic historic landmarks, and even the chance to kayak down the River Wey. No matter your favoured outdoor pursuit, you'll be able to indulge here



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

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