



STREAM
COTTAGE

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Land and property. Since 1885.

An enchanting period cottage set within exquisite country gardens, surrounded by the beautiful, protected woodland and parkland of Hankley Common

Stream Cottage is a delightful period property set within extensive grounds with stables, occupying an idyllic streamside position amid the woodland and countryside of Hankley Common. Its attractive painted brick and tiled elevations sit beneath a distinctive terracotta-tiled roof, while inside, exposed timber beams, original fireplaces and other character details create a warm and inviting country home with a wonderfully tranquil setting.

The generous drawing room provides an impressive centrepiece for family living, with exposed timber beams overhead and a handsome fireplace featuring its original timber lintel. Flooded with natural light, the room has doors opening onto both the front and rear gardens, creating a strong connection with the surrounding grounds. Adjoining is a formal dining room, while a bright garden room features south-facing French windows and views across the gardens. The ground floor also includes a shower room, useful storage space and a well-appointed kitchen and breakfast room with fitted base and wall units and space for a range of appliances.

Upstairs are three well-proportioned bedrooms, all enjoying views across the gardens towards the tranquil woodland and parkland beyond. Each bedroom benefits from fitted cupboard or eaves storage, while the principal bedroom also has its own washbasin. The first floor is completed by a family bathroom and a study, providing useful space for home working and accessed through one of the bedrooms.



Outside

The cottage is approached through gates onto a gravel driveway leading to the house and detached carport. The gardens are a particular feature, with rolling lawns gently divided by the stream, mature specimen trees and a large grassy paddock. A stable complex provides useful facilities for equestrian activities, while the extensive grounds create an exceptional sense of peace and privacy, surrounded by the natural beauty of the woodland and countryside.

Location

The property is wonderfully situated in a peaceful position on the edge of Hankley Common and close to the popular village of Churt. The rural location and tranquil setting is a particular feature of the property, with its views across the surrounding countryside, but it is also convenient to local market towns. Within the village of Churt there are several local amenities – a village shop and newsagent, church, village hall, highly-regarded infant school and cricket ground. 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 schools in the area. Mainline stations at Farnham, Haslemere and Milford. The A3 and M3 which link with the M25 and the south coast are a short drive away.

Postcode region: GU10

General

Local Authority: Waverley Borough Council
Services: Mains electric and water. Oil heating. Private drainage that we cannot confirm is compliant with current regulations
Council Tax: Band G
EPC Rating: F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,613 sq ft (149.9 sq m)

3 bedrooms

3 reception rooms

2 bathrooms

Approximately 3.25 acres | Stables

Freehold | Village

Guide price £1,300,000



Stream Cottage Thursley Road, Churt, Surrey

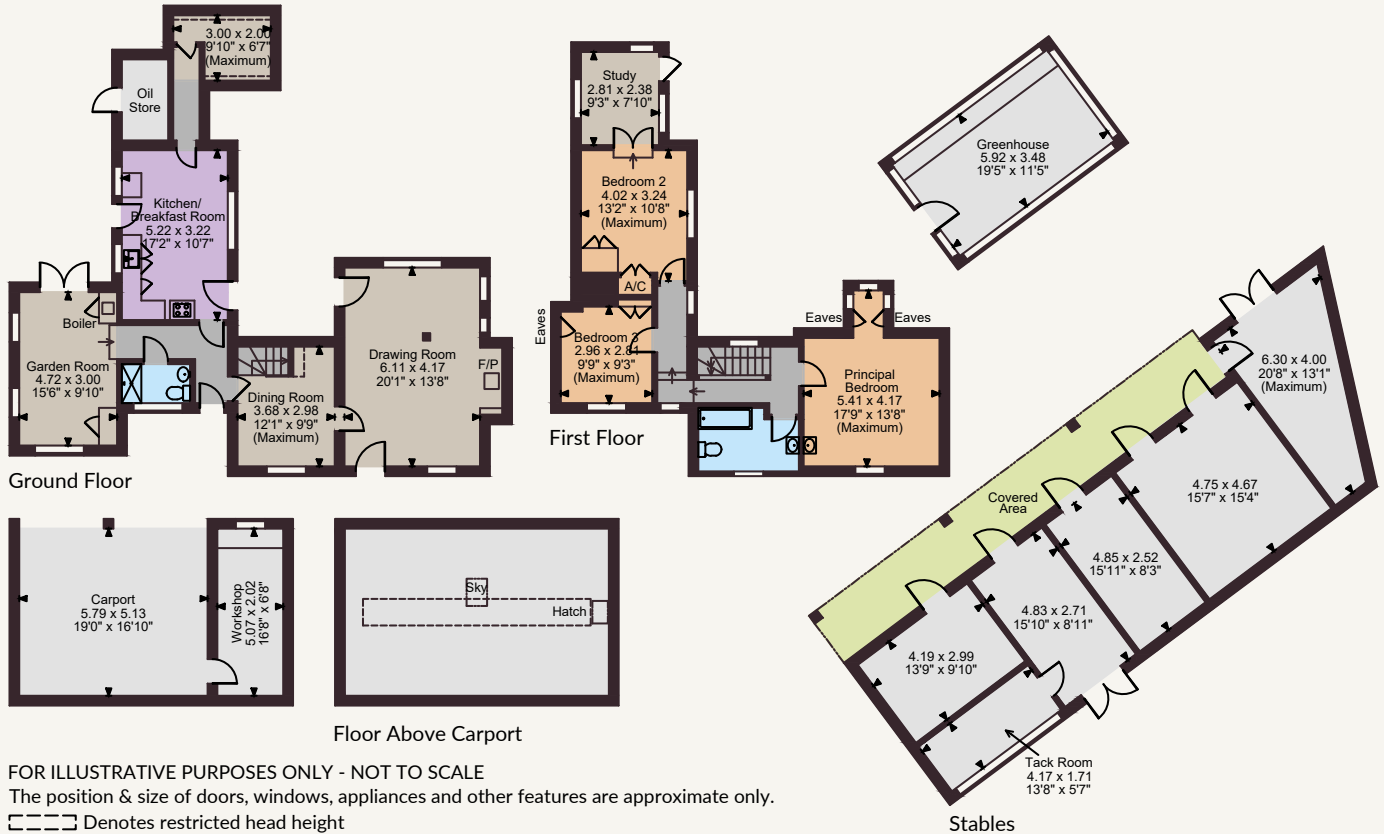
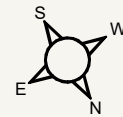
Main House internal area 1,613 sq ft (150 sq m)

Carport & Workshop internal area 510 sq ft (47 sq m)

Stables internal area 942 sq ft (88 sq m)

Greenhouse & Oil Store internal area 260 sq ft (24 sq m)

Total internal area 3,325 sq ft (309 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

--- Denotes restricted head height

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