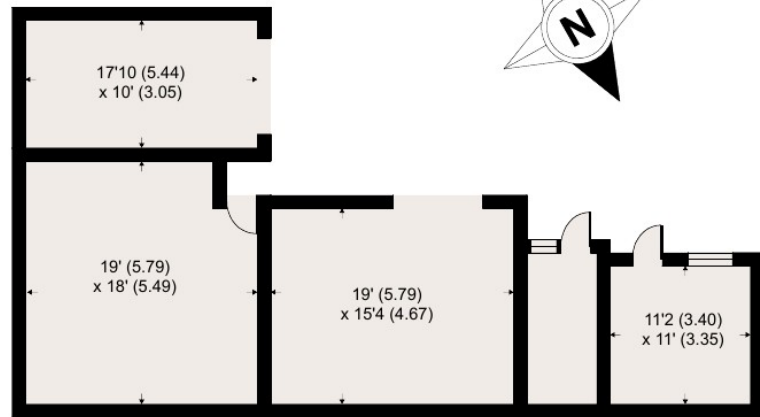


Hale House Lane, Churt, Farnham, GU10

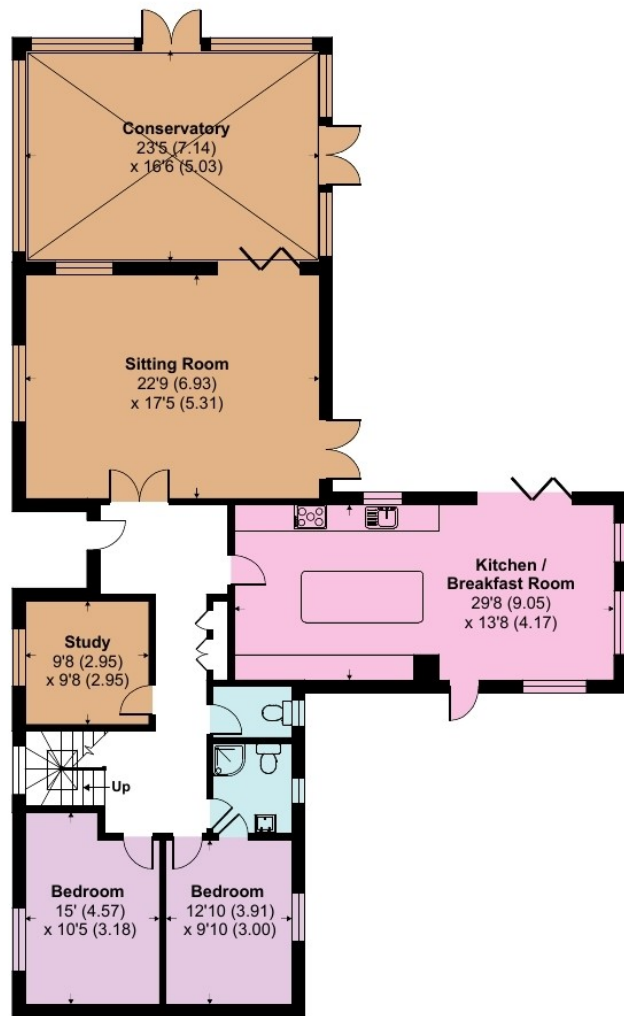
Approximate Area = 2648 sq ft / 246 sq m
 Limited Use Area(s) = 31 sq ft / 2.9 sq m
 Outbuilding = 1042 sq ft / 96.8 sq m
 Garage = 653 sq ft / 60.6 sq m
 Total = 4374 sq ft / 406.3 sq m

For identification only - Not to scale

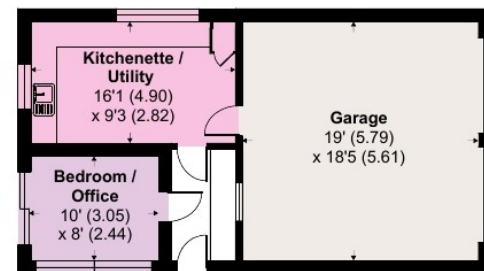


OUTBUILDING

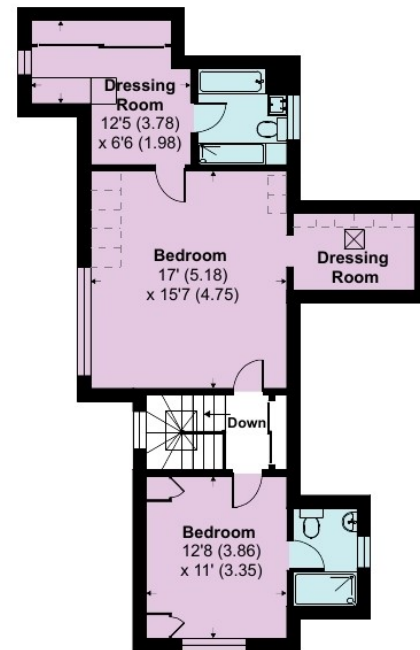
Denotes restricted head height



GROUND FLOOR



ANNEXE / OFFICE



FIRST FLOOR



HALE HOUSE LANE, CHURT, FARNHAM, SURREY, GU10

Guide Price £1,750,000

Set within beautiful grounds of 1.75 acres on the edge of the village, a substantial family home with a detached annex/office and outbuildings.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth

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Winkworth



ACCOMMODATION

- Triple aspect open plan kitchen/breakfast room
- Three reception rooms
- Principal bedroom suite
- Detached annexe/office
- Detached outbuilding with stable and workshops
- Double garage
- Garden and grounds of 1.75 acres
- Semi rural location
- No onward chain

DESCRIPTION

Approached via a long gated driveway, Baidland is an expansive family home set within circa 1.75 acres of established gardens and grounds, within a private semi-rural position.

The downstairs accommodation is well laid out and upon entering, the grand entrance hall leads to a recently fitted, open plan kitchen/breakfast room with large central island, vaulted ceiling and bi-folding doors, bright sitting room with engineered oak flooring and French doors to patio, conservatory with two sets of French doors to garden, downstairs study room. There are two downstairs double bedrooms, shower room and downstairs cloakroom completing the ground floor.

To the first floor is an impressive principal bedroom suite with two dressing rooms and en suite bathroom with separate shower, guest bedroom with en suite shower room.

Annexe/office

A particular feature is the detached one bedroom annexe/office adjacent to the main house. The annexe provides excellent ancillary accommodation, ideal for guests, grown up children or an Airbnb opportunity. Accommodation consists of a bedroom/office, fitted kitchenette, storage cupboard and integral double garage.



Outside

The gardens are well established, well screened with mature and specimen trees. The formal gardens provide a high degree of privacy with large areas of level lawn. There are two large terrace areas providing superb entertaining space, detached outbuilding with stable, tack room and three workshops and large gravelled driveway with parking for numerous vehicles.

The property is accessed via a long driveway and the property sits amongst 1.75 acres.

LOCATION

Baidland occupies a sought-after semi-rural location, within walking distance to The Flashes nature reserve and Frensham Common, a large Site of Special Scientific Interest (SSSI) heathland. Hankley Common is also close by, providing excellent opportunities for country pursuits including walking/jogging/horse riding, fishing and mountain biking.

Nearby Tilford is an historic, picturesque village, centred on the Green and adjacent River Wey. Churt village is also nearby, and local facilities include a choice of pubs, church, village shops with post office and infant school. The local pub, Bel & The Dragon, is within walking distance.

The Georgian town of Farnham offers an excellent range of shopping, recreational and educational facilities including Waitrose, Sainsbury's, Leisure Centre and a good choice of state and independent schools.

Communications are good with a choice of mainline stations (Guildford/Farnham) or the A3/M25 providing access to London, Heathrow and Gatwick Airports.

LOCAL AUTHORITY

Waverley Borough Council, Farnham

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	