






{ THE MEADOWS, CHURT, FARNHAM
SURREY, GU10

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

**The Meadows, Churt, Farnham,
Surrey, GU10**

Guide Price £895,000
Freehold

 **3 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

Entrance porch, entrance hall, cloakroom, sitting/dining room, fitted kitchen, 3 bedrooms, en-suite shower room, family bathroom, attached double garage, summer house, ample parking, mature gardens, 0.25 of an acre.

Council Tax

Council Tax Band F

Hamptons

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{ A MOST ATTRACTIVE 3 BEDROOM DETACHED BUNGALOW WITH PRETTY GARDENS

The Property

A very pleasant three bedroom detached bungalow offering bright and airy accommodation throughout. As you enter the property is an attractive tiled entrance porch leading to the inner hallway with a cloakroom off. There are double opening doors that lead to a good sized sitting room & dining area that opens out onto the rear gardens. A modern fitted kitchen with window to the front elevation, seating areas and a back door access to the side gardens. There are 3 comfortable bedrooms with the main having an en-suite shower room. There is also a family bathroom with shower over the bath. The bungalow having undergone substantial refurbishment by the present owners and is in good decorative order. An opportunity not to be missed in this attractive and popular spot.

Outside

Situated in a totally private part of The Meadows slightly elevated in a quiet established and popular cul de sac just outside the village centre. As you approach the bungalow along a gravelled driveway there is ample parking for numerous cars and access to an attached double garage with twin up and over doors. The gardens are a delight with the bungalow sitting centrally in its plot. The mature gardens have been designed with good lawn areas and well stocked borders with numerous specimen shrubs, trees and hedges offering a high degree of privacy and seclusion. A private patio and sitting area ideal for entertaining and relaxing adjoins the back of the property leading directly onto the gardens. There is a summer house with power and light

and a useful garden shed. In all a lovely mature garden well stocked with the plot totalling some 1/4 quarter of an acre in this most attractive location.

Location

Maples occupies a prestigious private situation about a quarter of a mile from Churt village. This popular village offers many facilities and activities including local shops with post office, church, nursery and infant school, inn, garage and a bus service connecting Farnham and Haslemere each about 6 miles distant with a regular commuting service to Waterloo. A3 is easily accessible from this location. The area has an excellent range of private schools and walks into the surrounding countryside within the Surrey Hills Area of Outstanding Natural Beauty and Great Landscape Value. Renowned for its commons, many in the ownership of the National Trust including Frensham Ponds and commons providing superb riding and walking. There are several golf courses close by, sailing at Frensham Pond.

Additional Information

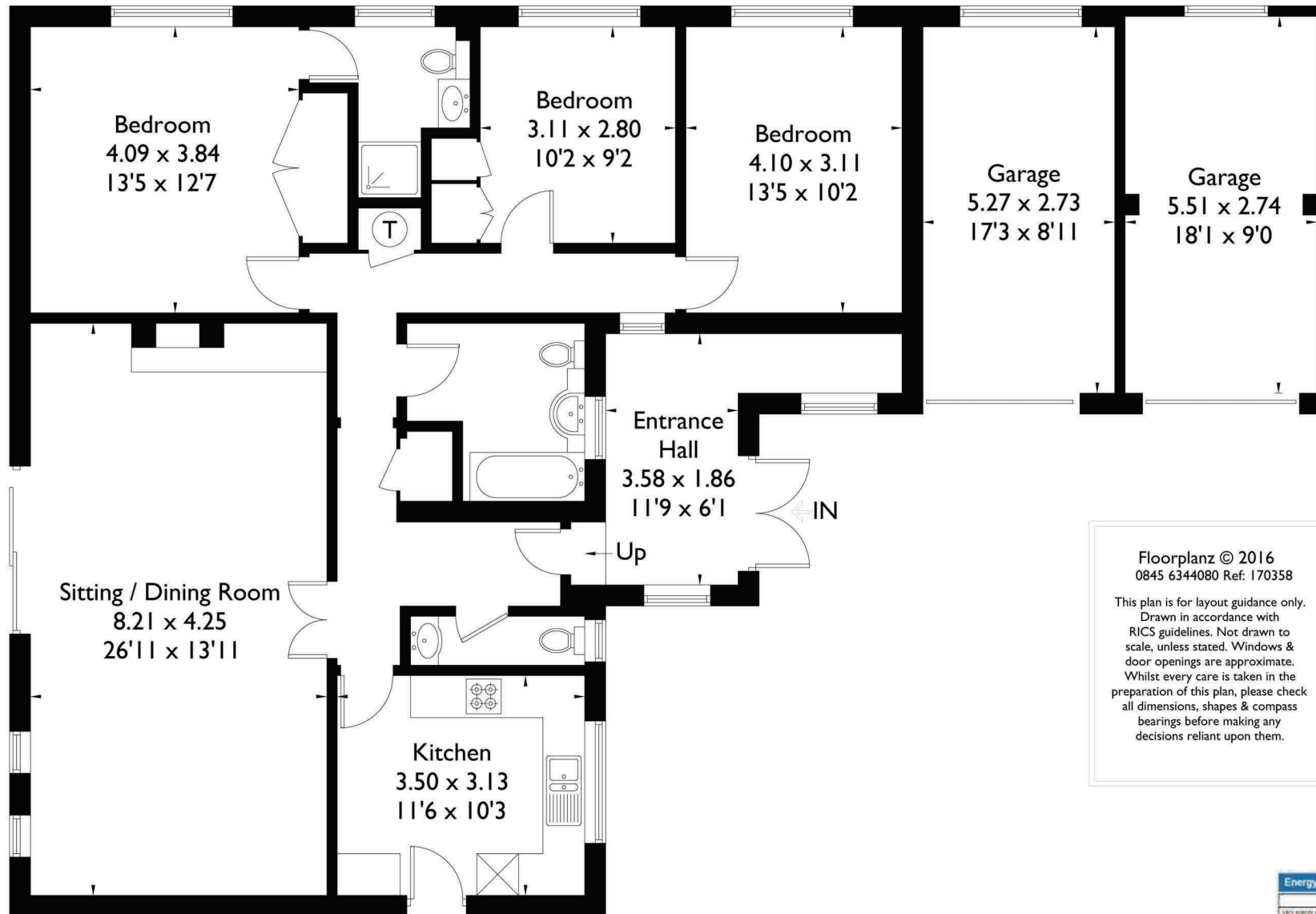
Road fund fee of £185 per year this does include communal garden maintenance.

10 The Meadows, Churt, Farnham

Approximate Gross Internal Area = 128.9 sq m / 1387 sq ft

Garage = 30.3 sq m / 327 sq ft

Total = 159.2 sq m / 1714 sq ft



Floorplanz © 2016
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This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

