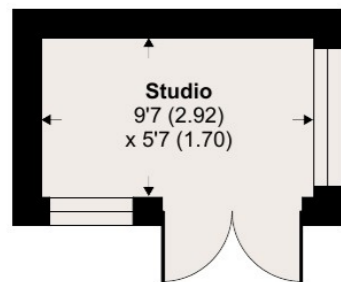
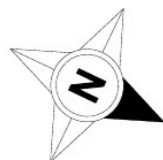
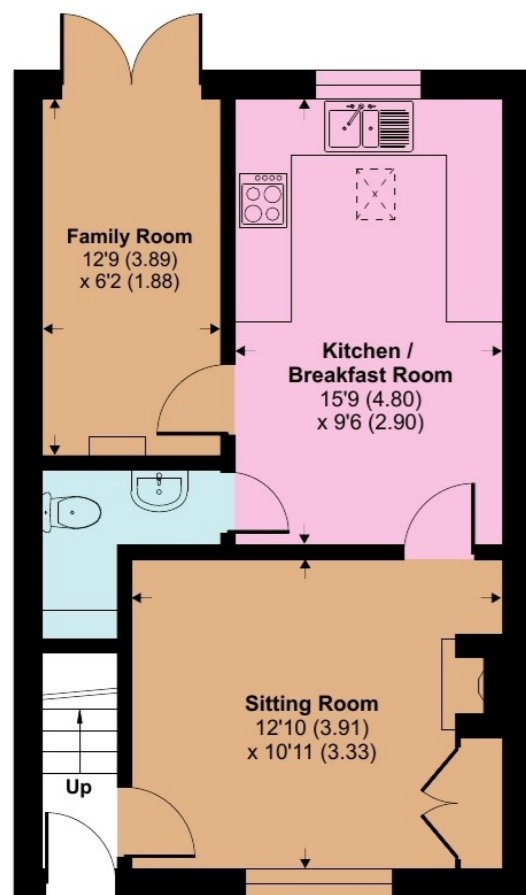
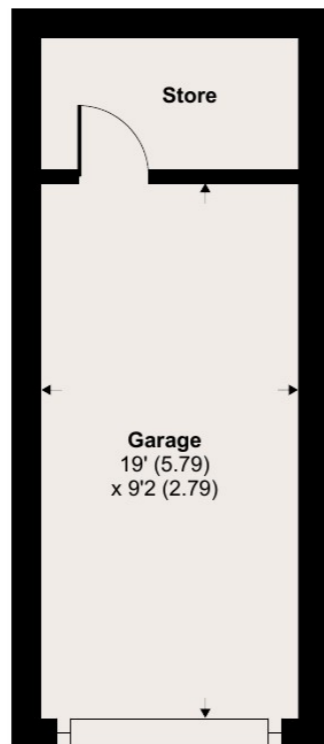


Rose Cottage, Wishanger Lane, Churt, Farnham, GU10

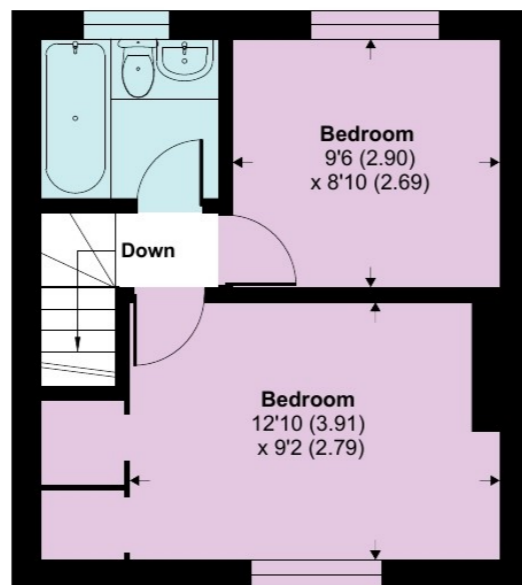
Approximate Area = 748 sq ft / 69.4 sq m
 Garage = 222 sq ft / 20.6 sq m
 Outbuilding = 55 sq ft / 5.1 sq m
 Total = 1025 sq ft / 95.1 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



WISHANGER LANE, CHURT, FARNHAM, HAMPSHIRE, GU10

Guide Price £550,000

A character cottage in a semi rural position, benefitting from two reception rooms, private garden, garage and parking.

Tel 01252 733042
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Winkworth



ACCOMMODATION

- Charming cottage
- Open plan kitchen/breakfast room
- Two reception rooms
- Downstairs cloakroom
- Two bedrooms
- West facing private garden
- Garage and parking
- Immediate proximity to countryside walks

DESCRIPTION

This beautiful 1940's cottage has an abundance of charm and is tucked away within its own haven of peace and tranquillity.

The ground floor comprises a framed front porch opening onto an entrance hallway, delightful sitting room with wooden flooring and wood burning stove, open plan kitchen/breakfast room with vaulted ceiling, family/snug room with French doors onto garden, downstairs cloakroom.

Upstairs there are two double bedrooms, the principal bedroom having built in wardrobe, and family bathroom.

Outside
The property is tucked away off Wishanger Lane and is approached via a gated picket fence with a flagstone pathway leading up the house. The front garden overlooks surrounding countryside and has an area of lawn, an array of flowers and shrubbery. To the rear, the garden faces due west and there is a patio area, flat lawn garden, studio, storage shed, and a mixture of flowers and shrubbery.



LOCATION

The property is situated in a beautiful rural position near to Frensham Great Pond. The nearby popular village of Churt has an array of local shops, a highly regarded village school, church and public house.

An approximate 15 min drive is the charming Georgian market town of Farnham with high end shops, cafes and facilities including leisure clubs. To the south is the Hindhead golf course, Hindhead, Haslemere and the A3, providing access to London and the south coast. Both Farnham and Haslemere provide rail access to London Waterloo in approximately one hour.

The surrounding area boasts many miles of unspoilt countryside, most of it under the ownership of the National Trust and there are numerous opportunities for walking and riding at nearby Frensham Ponds, Hankley Common and Bourne Woods. There is sailing at Frensham Ponds and golf at Hankley and Hindhead.

Farnham lies on the A31, which links Guildford to the east down towards Winchester in the west. The Blackwater Valley Road, (A331), enables dual-carriageway access to the M3 joining at junction 6. The area is renowned for excellent government funded and independent schools Waverley Abbey Junior School and South Farnham School as well as Frensham Heights, Edgeborough and St Edmunds.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

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		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	