

# Old Kiln Close, Churt, Farnham, GU10

Approximate Area = 2233 sq ft / 207.4 sq m  
 Limited Use Area(s) = 46 sq ft / 4.2 sq m  
 Outbuilding = 318 sq ft / 29.5 sq m  
 Total = 2597 sq ft / 241.2 sq m

For identification only - Not to scale



## OLD KILN CLOSE, CHURT, FARNHAM, SURREY, GU10

Guide Price £1,350,000

Set within beautiful grounds of approx. 0.5 acres, this considerable home has private access onto the recreational ground.

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**ACCOMMODATION**

- Large kitchen/breakfast room with adjoining utility room
- Three reception rooms
- Principal bedroom suite
- Four further bedrooms and three bathrooms
- Detached double garage with log store
- Garden and grounds of approx. 0.5 acres
- Private access onto recreational ground
- Village location

**DESCRIPTION**

At the end of a private road, this expansive family home is set within circa 0.5 acres of established gardens and grounds, within a private semi-rural village position.

The downstairs accommodation is well laid out and upon entering, the entrance hall leads to a large family/dining room with wooden flooring, vaulted bay with floor to ceiling windows and bifolding doors, double aspect sitting room with wood burning stove with French doors to rear, large kitchen/breakfast room with breakfast bar, underfloor heating and adjoining utility/boot room with door to side, downstairs cloakroom. There are three downstairs double bedrooms, one with built in wardrobes, a shower room and separate family bathroom.

To the first floor is an impressive principal bedroom room with a dressing room and access to eaves, landing/library area with built in wardrobes, further bedroom with access to eaves and a family bathroom.

**Outside**

The garden and grounds are well established, extremely well screened with mature and specimen trees. The formal gardens provide a high



degree of privacy with good areas of level lawn. There is a large patio area, private gated access to the recreational ground, detached garage with log store and gravelled driveway with parking for several vehicles.

**LOCATION**

Rosefield is situated at the end of a pretty private road with a wonderful outlook, within walking distance to Churt village centre which offers a convenience store for day-to-day needs. The village also offers a local village school, public house, convenience store, church and a recreation ground providing cricket nets, tennis courts and a childrens playground.

The area is surrounded by many miles of countryside for walking, riding and cycling and the property is within walking distance of Churt Common. Nearby, there is 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.

The nearby 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 very 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 | Council Tax Band G

**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.

