

wpr

Springfield

Churt | Hampshire | GU10 2QS





Springfield

Churt Road, Churt, Hampshire, GU10 2QS

Freehold

A superb blend of space and privacy. Springfield benefits from a rural outlook and sits within generous grounds that offer a rarely found sense of privacy and rural living, whilst being only a few minutes drive from local facilities in Headley Down, Churt and Frensham. The house has been extended and improved to offer flexible family living; a number of the rooms could be used as bedrooms or reception rooms.

- Over 4,000 sq feet of accommodation
- Electric gates open onto an expansive driveway
- Plot approaching 1.2 acres with superb views to the rear over paddocks
- Numerous improvements including new carpets and redecoration throughout
- Balcony to master bedroom and wrap around decking to the ground floor
 - Large entrance porch opening to extensive entrance hall
- Multi purpose rooms to suit a flexible lifestyle; Sitting room, movie room and 4 further ground floor reception/bedrooms rooms 5 first floor bedrooms
- Large kitchen/family/dining room with bi-folding doors to three aspects



- Enclosed front garden, mainly laid to lawn, with expansive driveway parking. All private and secure behind an electric gated entrance
- Entrance porch opening to large entrance hall with wooden flooring
- Rear aspect sitting room with central fireplace housing a wood burning stove and patio doors opening onto decking and the garden beyond. Double doors from this room open into a superb media/movie room
- 2 rear aspect reception rooms with patio doors onto the decking
- 2 front aspect reception rooms/ground floor bedrooms
- Modern fitted kitchen with large central island and beamed vaulted ceiling. Stone flooring (with underfloor heating) extends into the open plan dining/family room. A superb entertaining space, with vaulted ceiling, triple aspect views onto the gardens, and bi-folding doors to three sides onto a large wrap around decked terrace
- Laundry room, rear lobby and utility room
- Master bedroom with dressing area, large walk in wardrobe and patio doors opening onto a balcony offering elevated views over the garden and paddocks beyond
- Four further double bedrooms and two family bath/shower rooms
- Generous rear garden mainly laid to lawn with mature boundaries.
- Outbuilding designed as an open cabin for a hot tub with attached changing room or sauna. Another open cabin has been used for covered outdoor dining or to cover a pool table/table tennis table





LOCATION

A rural position with extensive views over paddockland extending towards Frensham, between Headley Down and Churt. Headley Down is an attractive rural residential area, within easy reach of many acres of National Trust common, ideal for walking and riding including Ludshott Common and the newly formed Headley Down Nature Reserve. In the immediate vicinity is a small convenience store, fuel station and take away. A newsagent and small delicatessen can be found in Headley village. A wider range of services and shops can be found in Grayshott, whilst high street shopping and mainline stations can be found at Haslemere and Farnham. Access to the A3 with motorway style connections to London, the South Coast and both London Airports is within a few miles. Churt is a highly regarded Surrey village with children's play area, cricket pitch, football pitches, tennis club and local pub. St Johns village Infant school (Outstanding Ofsted report in 2010) is the local school which is highly regarded in the area. Churt is close to areas of outstanding natural beauty which include; Frensham Ponds (ideal for sailing) and Hankley Common, with its golf course and many acres of common land, ideal for walking and riding.

DIRECTIONS

From Grayshott take the B3002 towards Headley Down for approximately 3 miles. At the roundabout go straight over onto Glayshers Hill. At the T junction turn right onto Churt Road. Follow this towards Churt. Springfield can be found on the left just after Mayfair Farm and Riding Stables

COUNCIL TAX

East Hampshire District Council/Hampshire County Council.
Council Tax Band G (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

Mains water, electricity and gas. Private drainage. Underfloor heating to the kitchen.

NOTES

The current owners have made improvements to both the size and energy efficiency of the property, recognised in the EPC rating of a c.

There is a concrete base within the front garden. Set up to be used for a new garage.





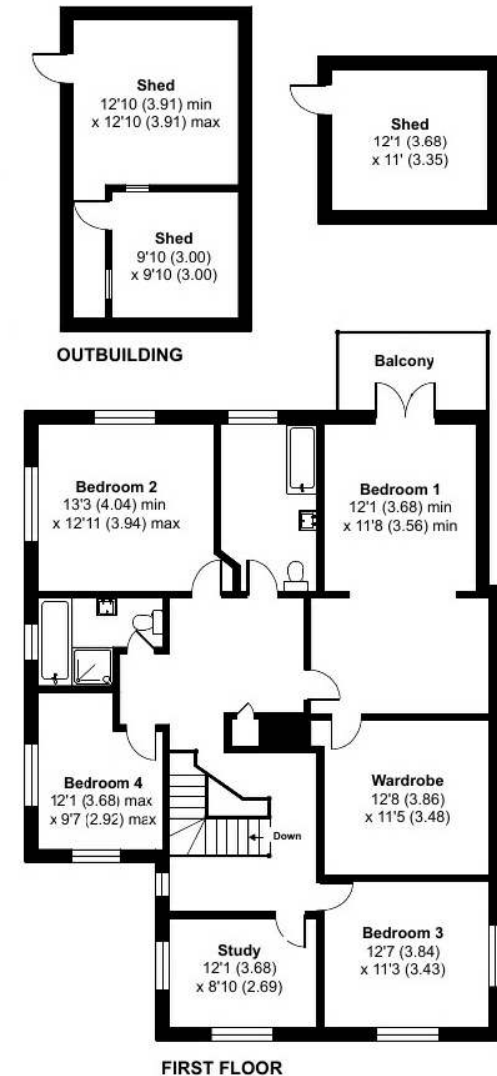
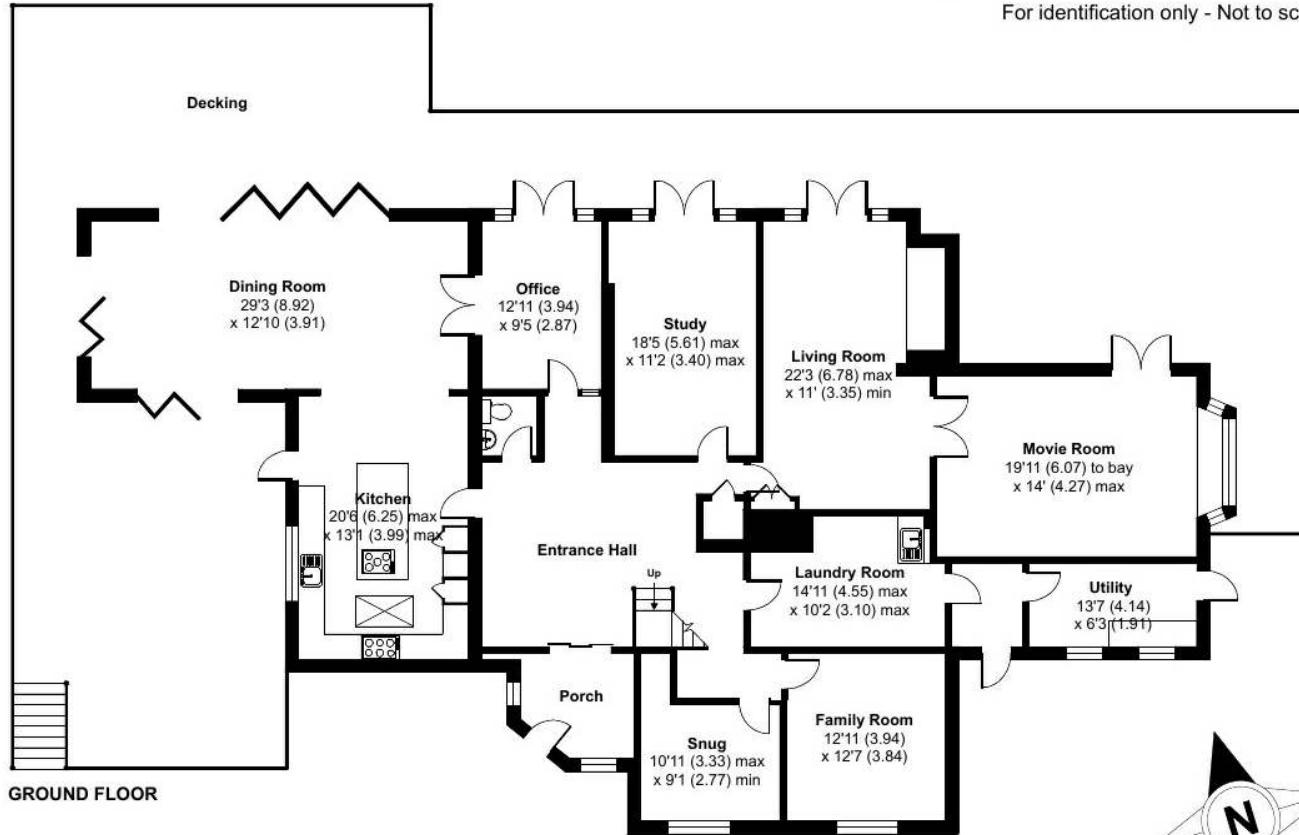
Churt Road, Churt, Farnham, GU10

Approximate Area = 4181 sq ft / 388.4 sq m

Outbuilding / Shed = 430 sq ft / 39.9 sq m

Total = 4611 sq ft / 428.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Warren Powell-Richards. REF: 943403

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
69	77
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

9 The Precinct, Headley Road, Grayshott, Surrey, GU26 6LQ

t: 01428 604016 e: grayshott@wpr.co.uk

Office Locations: Alton • Farnham • Fleet • Godalming • Grayshott • Haslemere •

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.