



Green Lane Cottages | Churt | Farnham | GU10 2PB

Asking Price £695,000

Freehold

Waterford's W
Residential Sales & Lettings

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Set on a generous corner plot in the highly regarded village of Churt, this three-bedroom semi-detached home offers fantastic potential to create the perfect family home: Presented ready for you to update and personalise to your own taste, the property provides an exciting opportunity to put your own stamp on things — with plenty of room to enhance the layout or extend in future (subject to all necessary consents). Offered with no onward chain, this is a fantastic chance to secure a versatile property in a prime location.

- Three-bedroom semi-detached house
- Generous corner plot with excellent outside space
- Excellent scope for improvement and personalisation
- Generous living room with good natural light
- Three well-proportioned bedrooms
- Situated in the sought-after village of Churt
- Presented in good condition throughout
- Spacious 1,149 sq ft of accommodation
- Separate dining room and fitted kitchen
- No onward chain – ideal for buyers looking for a straightforward purchase

Situated in the sought-after village of Churt, this three-bedroom semi-detached house offers an exciting opportunity for buyers looking to personalise a property to their own taste. Requiring some modernisation throughout, the





property provides excellent scope for improvement and, subject to the necessary consents, potential to further enhance the accommodation.

The ground floor comprises an entrance porch leading into a central hallway, a generous living room, separate dining room and kitchen. The accommodation is complemented by a family bathroom, while upstairs are three well-proportioned bedrooms, including two particularly spacious rooms.

Externally, the property occupies a generous corner plot, providing attractive gardens and considerable outside space rarely associated with properties of this type. The position offers scope for landscaping and, subject to planning permission, potential for future extension.

Set in the picturesque village of Churt, this home offers a relaxed countryside lifestyle with all the essentials close by. Enjoy a friendly village pub, independent shops, and a well-regarded primary school within walking distance. Nature lovers will appreciate easy access to Frensham Ponds, Hankley Common, and the Surrey Hills AONB—ideal for walking, cycling, and outdoor adventures. Despite its tranquil setting, this property is exceptionally well-connected. Farnham and Haslemere stations offer direct trains to London Waterloo in under an hour, and the A3 and M3 provide fast links to Guildford, Winchester, Portsmouth, and beyond.



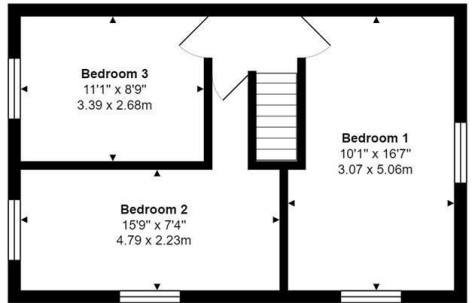
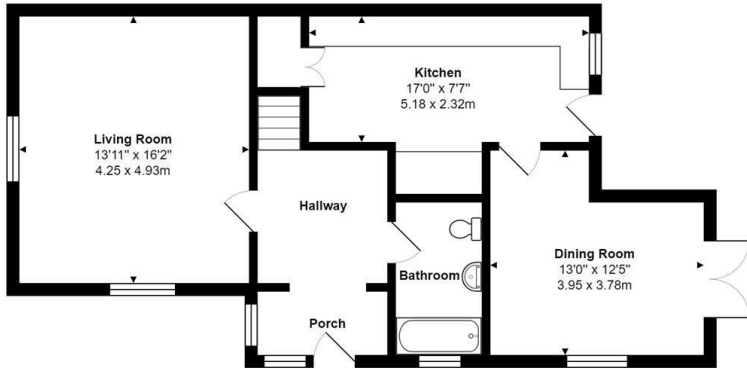
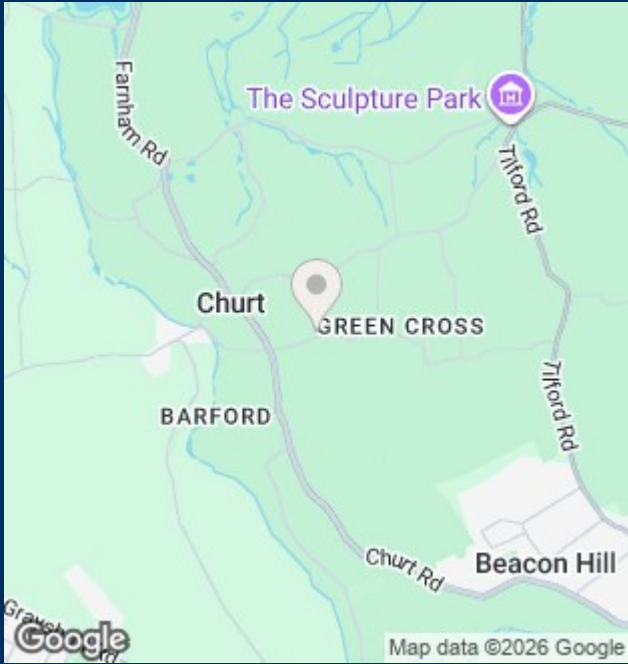
Offered for sale with no onward chain, this is an appealing opportunity for buyers seeking a project with genuine potential in a desirable Surrey village setting.

Waterfords are delighted to represent this excellent property, and viewings are highly recommended to truly appreciate the opportunity. Book your viewing today!

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





Total Area: 1149 ft² ... 106.8 m²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	65	73
England & Wales		
EU Directive 2002/91/EC		

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