



## Horseshoes Hale House Lane

Churt, Farnham, GU10 2LJ

A character 5 bedroom detached cottage with outbuildings offering lots of potential to modernise in a sought after location. The cottage has grounds of about 0.47 acre with garden and light woodland.

There a field with stables, outbuildings ( all in need of repair), ponds and stream (photographs of these are after the rear of the cottage) available by separate negotiations.

**Price Guide £800,000**

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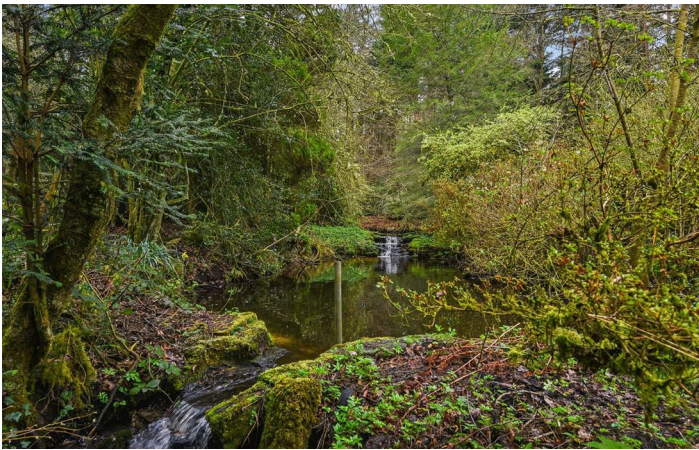
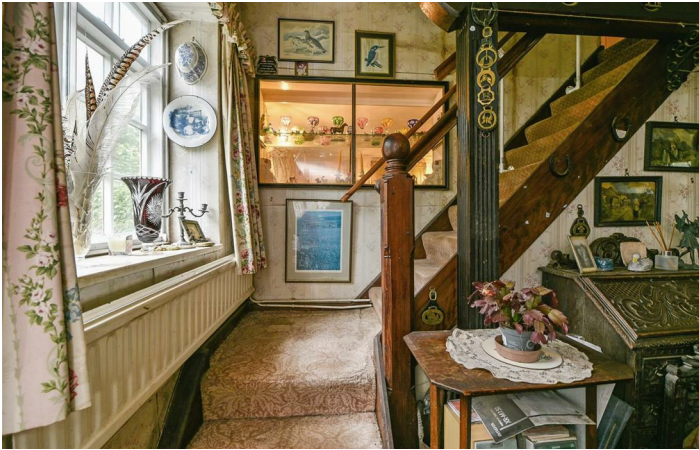


- Detached cottage in need of modernisation
- Entrance hall, boot room, cloakroom and utility room
- Kitchen and dining room
- Sitting room and family room
- Ground floor bedroom and shower room
- 5 bedrooms and bathroom
- Outbuildings including garage and workshop
- Driveway parking
- Garden and light woodland of about 0.47 acre
- Additional land of about 1.8 acres with stables and outbuilding available by separate negotiations



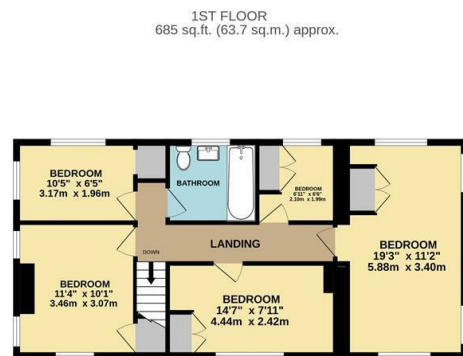
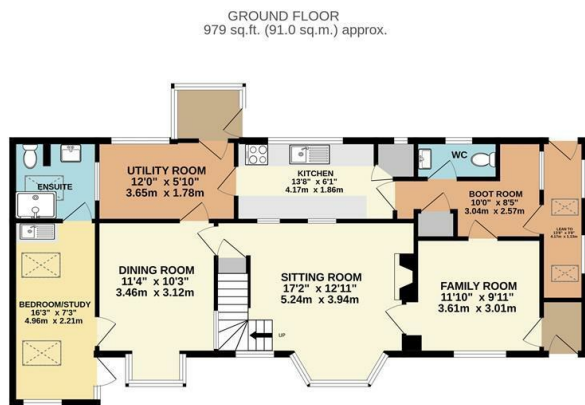
[Directions](#)





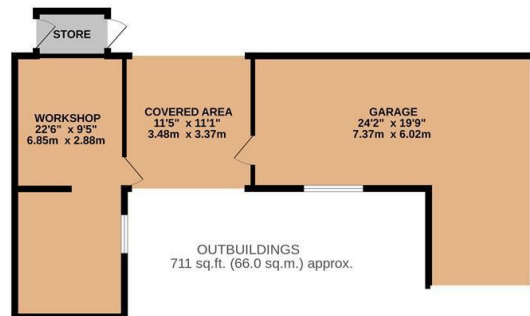


# Floor Plan



TOTAL FLOOR AREA : 2375 sq.ft. (220.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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