









Butts Barn Green Lane Churt, Farnham, GU10 2PA

A stunning Grade II listed detached 4 bedroom barn offering spacious and flexible accommodation situated on the outskirts of Churt village. Dating originally from the 18th century, the barn was imaginatively and sympathetically designed in 1995 to create a magnificent home whilst retaining the charm of the original barn. Viewing is highly recommended.

## Butts Barn Green Lane

## Churt, Farnham, GU10 2PA















- Stunning detached barn in village location
- · 4 bedrooms and 2 bathrooms
- Second Sitting room with wood burner, large study and inviting reception hall,
- Short walk to Churt village centre with shops, public house, restaurant and school
- · Lovely high vaulted beamed ceilings
- Fabulous main 36ft reception room with floor to ceiling glazed window with double doors to the garden
- Garden of about 0.45 acre with garden stores
- Flexible accommodation predominantly on the ground floor
- Kitchen/breakfast room with door to utility room
- Triple car port with sweeping gravelled driveway with plenty of parking



Directions
SAT NAV GU10 2PA















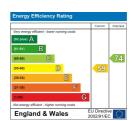


## Floor Plan

IST FLOOR 1588 xq.ft. (108.5 sq.m.) approx. OROUND FLOOR 2396 sq.ft. (222.6 sq.m.) approx. BEDROOM 11'4" x 10'7' 3.46m x 3.21 WALKWAY BEDROOM FAMILY ROOM/DINING ROOM LOFT STORE CARPORT 30'2" x 16'7" 9.20m x 5.07m TRUEMAN & GRUNDY TOTAL FLOOR AREA: 4066 sq.ft. (377.7 sq.m.) approx.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

CARPORT 502 sq.ft (46.6 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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