



# Green Cross Lane, Churt, Farnham

Guide Price: £470,000



acorus®

**GREEN CROSS LANE  
CHURT  
FARNHAM  
SURREY  
GU10**

A charming two bedroom detached cottage recently renovated to a high specification with good size garden and set in a rural location.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTIVE COVENANT WITHIN A SECTION 106 AGREEMENT.

(Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY  
Freehold with vacant possession on completion

**Guide Price: £470,000**

REF: C384

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





## INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

## SITUATION/LOCATION

The property is located to the East of the popular village of Churt set in a rural location.

Churt offers a good range of amenities including a variety of local shops, public house, Church and a primary school. Nearby Farnham, approximately 6 miles away, provides a comprehensive range of services, facilities and amenities including a main-line railway station.

## DESCRIPTION

A charming two bedroom detached cottage recently renovated to a high specification with good size garden and set in a rural location.

Close to cottage is a small red brick building which has been refurbished and is used as a Utility Room.

## ACCOMMODATION

The dwelling benefits from wooden framed double glazed windows fitted to all openings other than secondary double glazing to the front elevation.

Living accommodation totals 106.3m<sup>2</sup>.

## ACCOMMODATION

### Ground Floor

Entrance Hall  
Limestone flooring and underfloor heating.

Sitting Room  
6.44m x 2.94m  
Inset wood burning stove and link to Kitchen Dining Room.

Kitchen/Dining Room  
8.02m x 3.53m  
Fitted kitchen with solid wood wall and base units with quartz worktops, range oven and built-in appliances. Limestone flooring and underfloor heating.

Boot Room  
Limestone flooring and underfloor heating, door to garden.

Shower Room  
Double shower cubicle, W/C and wash hand basin.

Bedroom 2  
4.20m x 2.85m  
Underfloor heating.

### First Floor

Master Bedroom  
3.95m x 3.05m

Bathroom  
Bath, W/C and vanity unit with inset wash hand basin. Underfloor heating and eaves storage.

## OUTSIDE

Small red brick building refurbished and used as a Utility Room.

Large established garden with lawn, various trees, shrubs and plants and large patio.

Parking.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property.

## AGRICULTURAL OCCUPANCY RESTRICTIVE COVENANT

The wording of the covenant within the legal Section 106 Agreement states:

'The Owners covenant with the Borough Council so as to bind the Application Site that the occupation of the Dwelling shall be limited to persons solely or mainly working, or last working, in the locality in agriculture or forestry as defined in Section 336(1) of the Act or a widow or widower of any such persons and to any resident dependants of any such persons.'

## UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy restrictive covenant.

## SERVICES (not tested)

The property is provided with mains water and electricity.  
Drainage is to a private system.  
Central heating is provided by LPG.

## ENERGY PERFORMANCE RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

## LOCAL AUTHORITY

Waverley Borough Council  
www.waverley.gov.uk  
01483 523 333

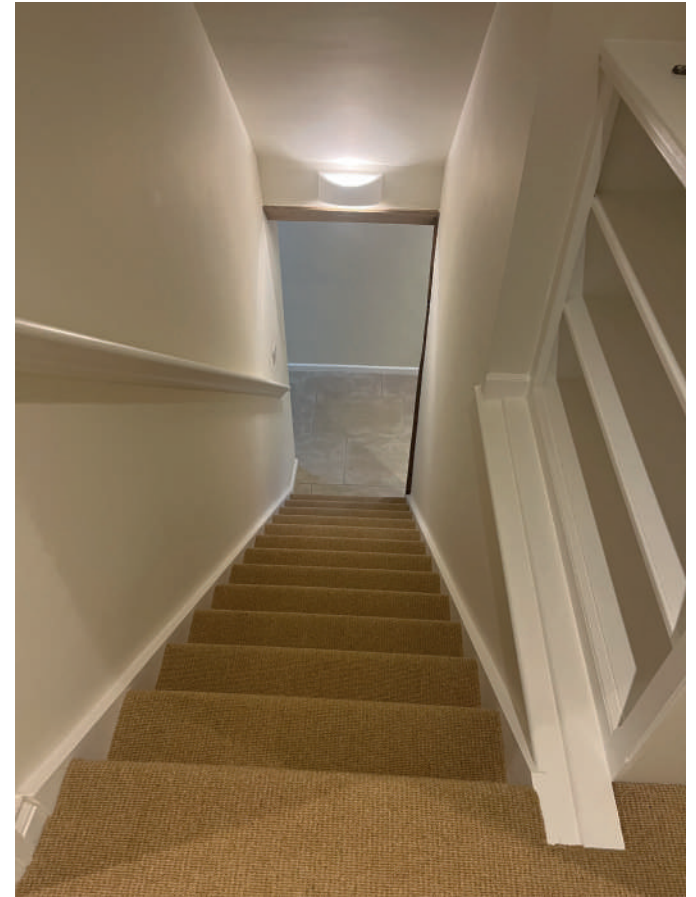
Council Tax Band E.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

Strictly by appointment with the selling agent Acorus.



#### IMPORTANT NOTICE

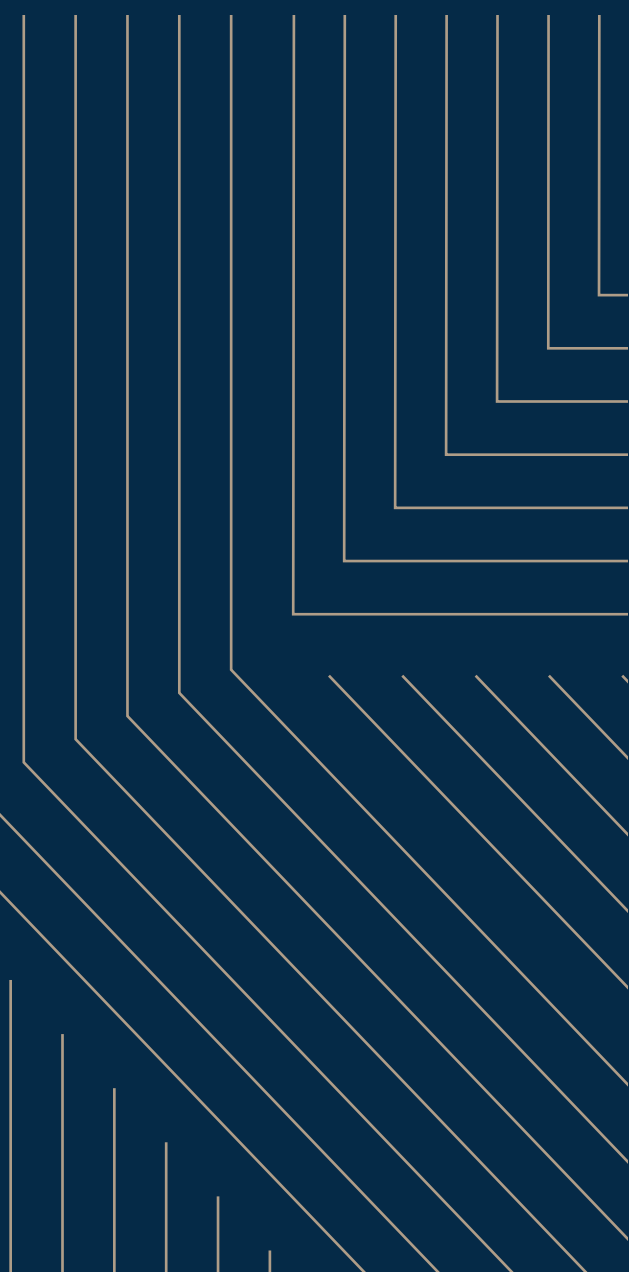
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1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. 3. No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. 4. No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. 6. All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. 7. In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. 8. The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. 9. Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

#### MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

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