

School Lane, Ewshot, Farnham, GU10

Approximate Area = 975 sq ft / 90.5 sq m

For identification only - Not to scale



SCHOOL LANE, EWSHOT, FARNHAM, HAMPSHIRE, GU10

Guide Price £500,000

A two double bedroom home with far reaching views and a generous private garden in a quiet village location.

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

- Two double bedrooms
- Large light sitting room with log burner style gas stove
- Downstairs cloakroom
- Two en suites
- Stunning far reaching views
- Off road parking
- Generous private garden
- No onward chain

DESCRIPTION

This spacious two double bedroom property is well situated within a sought after semi rural position and boasts fantastic countryside views.

This property is within immediate proximity to countryside walks and a traditional village pub. The property comprises entrance porch, a fitted 'shaker style' kitchen with a range of base and wall cabinets, downstairs cloakroom with understairs storage, large sitting/dining room with log burner style gas stove and a spacious, light conservatory with French doors leading out to the patio.

On the first floor there is a large landing area with feature brick wall, generous principal bedroom with en suite bathroom, fitted wardrobes and views to countryside, and a further double bedroom with fitted wardrobes and en suite shower room.

Outside to the rear is a large paved patio area offering far reaching countryside views. A few steps down from the patio is the spacious and private garden mostly laid down lawn. To the front of the property is driveway parking and a gate leading to a pathway running down the side of the property providing access to the rear garden.



LOCATION

The property is set in a secluded, semi-rural position in the very heart of the village of Ewshot, which is in close proximity to Crondall and the Georgian town of Farnham. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Within the town is a train station providing direct access to London Waterloo in approximately the hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north. Lying on the south west side of Farnham, the property is conveniently located to access many of the area's highly regarded government and private schools including South Farnham, Edgeborough and Frensham Heights. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and cycling.

LOCAL AUTHORITY

Hart District Council, Fleet I Council Tax Band E

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

