

Church Lane, Ewshot
Four Bedroom Detached Bungalow



Silverwood, Church Lane, Ewshot, Farnham, GU10 5BD

The Property

Situated within the sought after village of Ewshot, this secluded four-bedroom detached bungalow is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include ample driveway parking leading to a double garage, three reception rooms, a plot in excess of one acre, a heated indoor swimming pool and scope to extend STPP.

Accommodation

The vast light and airy entrance hall sets the scene for exploring Silverwood with direct access through a set of French doors into the living room from the hall. The dual aspect living room offers exposed beams, access to the beautiful landscaped gardens and a charming feature walk in inglenook fireplace.

To the left-hand side of the property there is a study with bay window overlooking the front of the property, a cloakroom, a dining room with French doors leading to the garden and a spacious bespoke kitchen/breakfast room.

The kitchen offers a functional island, granite worktops, built-in bosh appliances which include induction hob, double oven, dishwasher and plenty of additional appliance space. Just off the kitchen you will find a spacious utility room with access to the garden and double garage.

The accommodation is finished with four generous bedrooms which are located on the right-hand side of the property. Each bedroom benefits from built in wardrobes and three of the rooms offer beautiful bay windows. The spacious main bedroom offers wonderful views over the rear garden and en-suite facilities including toilet, sink, shower and bath with shower overhead. The property also offers plenty of storage and a family bathroom with sink, toilet and bath with shower overhead.

Outside

The property sits on a plot approaching one acre and offers a private and secluded location with woodlands to the rear and a generous garden to the front. The beautifully landscaped grounds are mainly laid to lawn with a mixture of flower, shrubs, mature hedges and trees throughout. At the rear of the property a large patio area ideal for al fresco dining overlooks the garden. Within the garden a pathway leads to a wooden pool house which contains a heated endless pool, a changing room and shower. The rear garden is finished with a small pond situated near the patio area and access to woodlands is found at the bottom of the garden.

At the front of the property, you have ample driveway parking and access to a double garage beside the property.

Location

Ewshot is a village and civil parish in Hampshire and lies in the northeast of the county, close to the Surrey border. Surrounded by beautiful countryside, the village is ideally located for access to Fleet and Farnham with their comprehensive facilities as well as the picturesque village of Odiham. Fleet, Farnham and Winchfield railway stations offer services to London Waterloo. The M3 motorway and the A31 are also easily accessible. Heathrow Airport is about 25 miles and Farnborough Airport is about 6 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 9 miles). For those seeking a high specification detached property with excellent road and rail access, this property is a must to view.

Additional Information

Tax band is G and the local council is Hart District.



























Approximate Area = 2381 sq ft / 221.2 sq m

Outbuilding = 406 sq ft / 37.7 sq m

Total = 2787 sq ft / 258.9 sq m

For identification only - Not to scale



Places of interest

A selection of photographs showing various locations in and around Ewshot are shown below.



Farnham



St Marys Church



Odiham



Ewshot Park



Windmill Pub

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants 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 the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

Water – Mains
Gas – Mains
Electric – Mains
Sewage - Mains
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - D (63)
Broadband Checker - <https://www.openreach.com/fibre-broadband>
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>
Accessibility Accommodations - None

Directions - Postcode GU10 5BD. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Local Authority
Hart District Council
Tax Band G

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