



APPLE TREE COTTAGE, HEATH LANE
EWSHOT, FARNHAM, SURREY

The Property

Apple Tree Cottage is situated in a semi-rural setting on the Crondall/Ewshot borders and offers attractive and versatile accommodation.

The property dates back to approximately 1850 with later additions and boasts a wealth of charm and character. The property occupies a mature plot measuring approximately 0.4 of an acre.

The versatile accommodation comprises; four bedrooms, en-suite to bedroom one and a four piece family bathroom. The principle living accommodation boasts a 20ft. sitting room with exposed brickwork, timbers and stained glass windows, kitchen/breakfast room, dining room, study, conservatory and a cloakroom. The property has significant storage space throughout.

Of particular note is the kitchen which features extensive work surfaces with cupboards and drawers under, matching eye level units and display cabinets, Franke sink, four ring ceramic hob with extractor hood above, double electric oven, plumbing for washing machine, breakfast bar and integrated appliances including: dishwasher, fridge and freezer. In addition there is quarry tiled flooring, exposed beams to ceiling, and a stable door to the outside terrace.

Grounds

The rear garden which boasts far reaching views over the surrounding countryside is predominantly laid to lawn with hedging, shrubs and trees.

There is a well in the garden which is capped and an existing greenhouse.

Outdoor heated swimming pool (32ft x 16ft) with paved surround and patio areas which provides privacy and seclusion ideal for entertaining and al fresco dining.

To the front is a large driveway providing parking for several vehicles which leads to a double garage with electric roller door.

The front garden is mainly laid to lawn and enclosed by mature borders and an apple tree.

Location

Crondall is a quintessential English village with local facilities including the village store/post office, church, choice of public houses, primary school, cricket ground, tennis courts, and Oak Park golf course and club house.

Farnham town centre offers a comprehensive range of shopping, recreational and cultural pursuits, with cobbled courtyards boasting many shops, cafés and an excellent choice of restaurants. The larger centres of Guildford, Basingstoke and Winchester are all easily accessible.

There is an excellent choice of state and private schools in the area including Crondall Primary School, Lord Wandsworth College in Long Sutton and St Nicholas' Girls School in Church Crookham.

The M3 (J5) is about 5 miles distant and the A31/A3 about 4 miles. There is a choice of mainline stations providing a service to Waterloo from Fleet, Farnham



and Winchester.

Heathrow Airport is about 27 miles and Farnborough Airport is about 6 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 9 miles).

Telephone 01252 620640 for further details.



















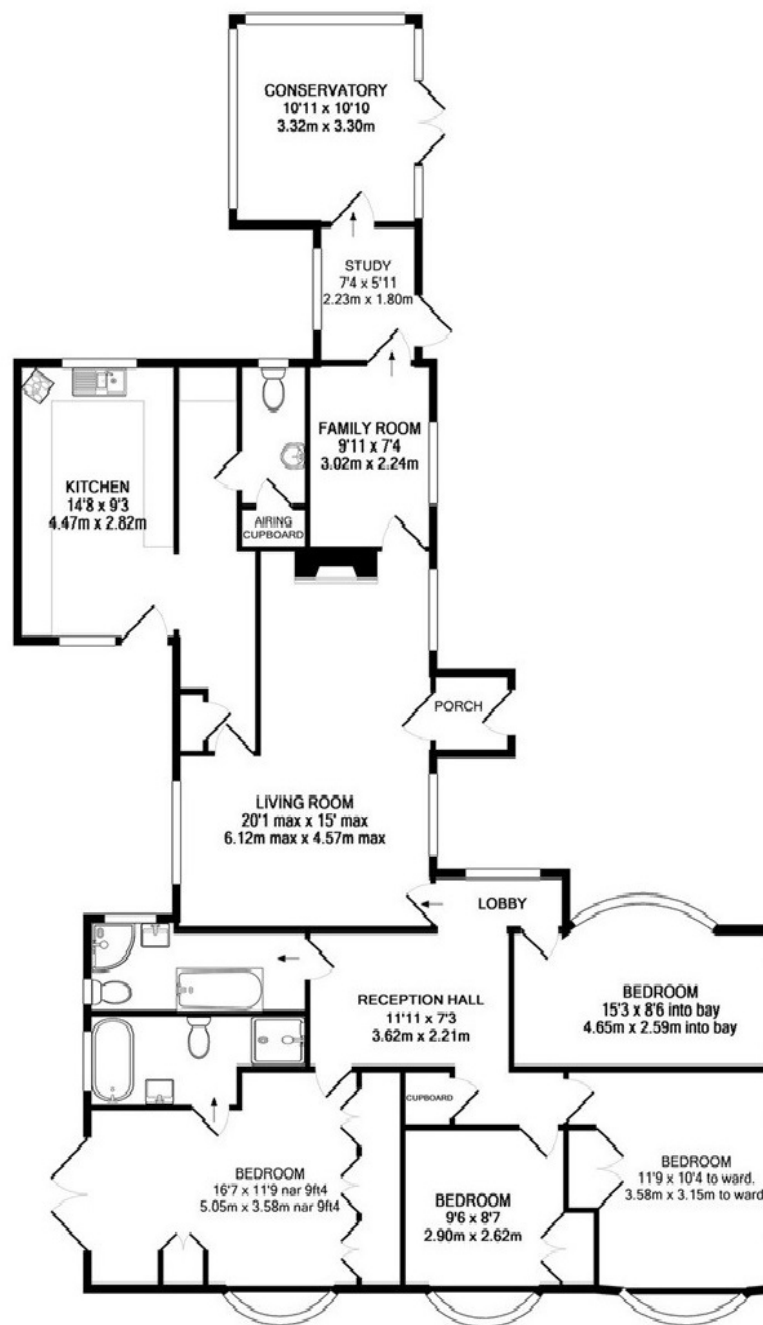










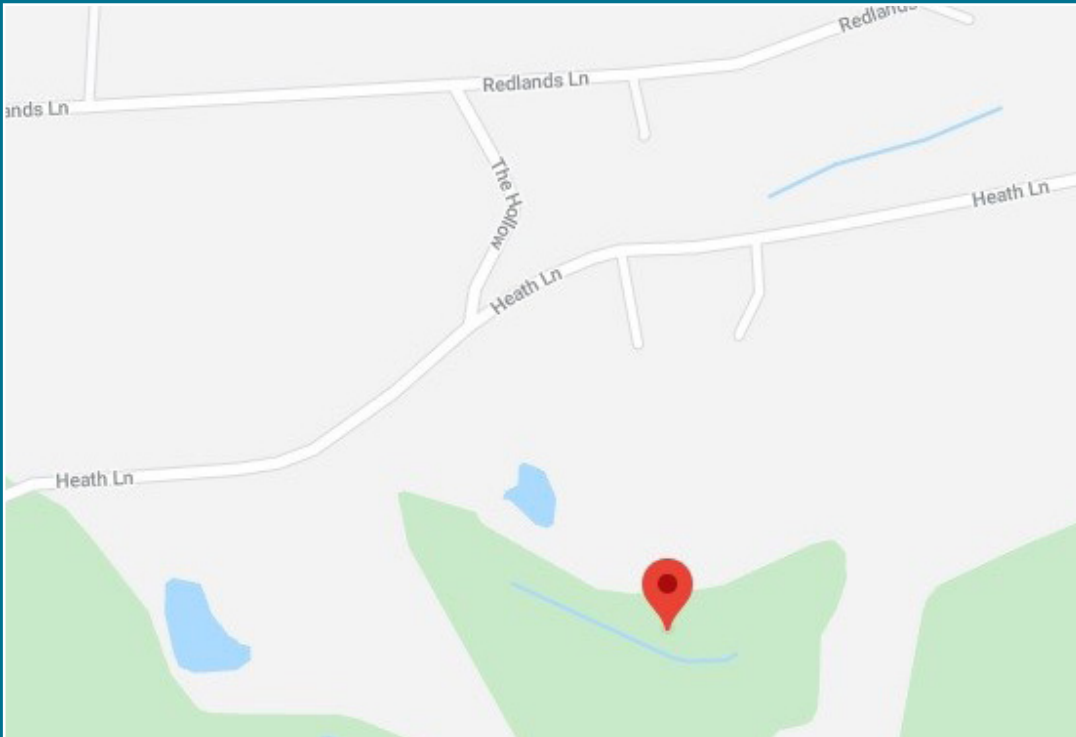


TOTAL APPROX. FLOOR AREA 1583 SQ.FT. (147.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Property Location



Consumer Protection Regulations

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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.

Directions - Postcode GU10 5AW Please contact McCarthy Holden for detailed directions

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

Services

Oil fired central heating.
Private drainage with septic tank, mains water.

EPC: E (54)

Council Tax - Band G

Local Authority
Hart District Council
Tel: 01252 622122



www.mccarthyholden.co.uk