



3 Clinker Cottages, School Lane, Ewshot, FARNHAM, Hampshire. GU10 5BN

Guide Price £375,000

- Village setting
- Shaker style kitchen/diner
- 2 Double bedrooms
- Private parking for 1 car
- Period cottage
- Sitting room with log burner
- Stunning views
- Generous rear garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

This sale presents an enviable opportunity to acquire a delightful late Victorian Cottage, of brick and slate construction, occupying a quiet position on the edge of this highly regarded village on the outskirts of Farnham. The house is situated within 100 yards walk of the village inn and enjoys a picturesque open outlook to the rear across the surrounding countryside. Beautifully restored and tastefully modernised, the cottage boasts a wealth of features which may only be fully appreciated by close internal inspection, including character latch doors and skirting boards, a re-fitted kitchen with solid wood worktops, gas fired central heating, a wide open fireplace with log burner in the sitting room and a generous rear garden overlooking fields. Further features include double glazed windows and doors, gas central heating and off road parking for 1 car. The house benefits from all mains services. Superfast broadband is available in the area and mobile reception is likely on all networks but buyers should conduct their own onsite checks.

Directions

Sat Nav - GU10 5BN

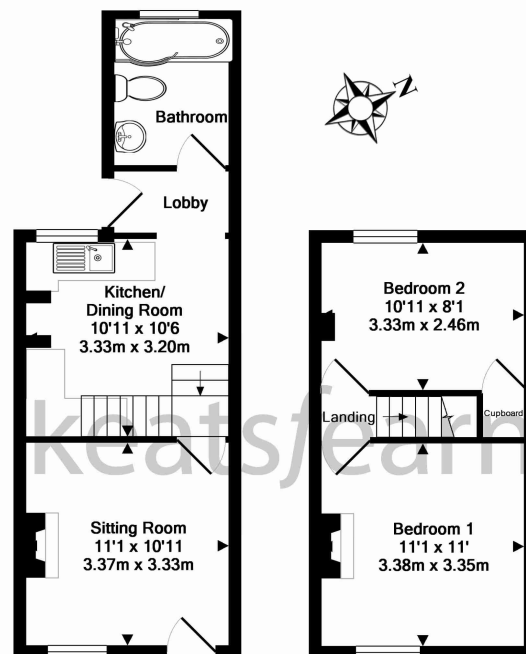
Tenure

Freehold

Local Authority

Hart

Band C



Ground Floor
Approx. Floor
Area 308 Sq.Ft.
(28.7 Sq.M.)

1st Floor
Approx. Floor
Area 235 Sq.Ft.
(21.9 Sq.M.)

Total Approx. Floor Area 544 Sq.Ft. (50.5 Sq.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit www.keyagent.co.uk (Tel: 0845 4754 185) Made with Metropac 6/2012

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.