



CHURCH LANE | EWSHOT


**Platinum
Homes**
BY BRIDGES



The Property

Offered for sale, with no onward chain complications, this detached family home occupies an overall plot of just over 0.6 acres and boasts almost 2,700 square feet in total accommodation.

Ideally situated for both Fleet and historic Farnham town centre, there are numerous local amenities close by, as well as popular schools, woodland walks and golf courses.

The 22' living room has a central fireplace with a log burner and leads to the 18' dining room. Additionally, there is a garden room with a vaulted ceiling, which offers beautiful views over the rear garden. The spacious kitchen leads onto the utility room and boot room, and completing the ground floor is a cloakroom off the hallway.

To the first floor there are four double bedrooms with en suite facilities to the main bedroom, plus a further bathroom.

Outside

Undoubtedly the focal point of this property are the grounds, measuring 0.62 acres and offering a high degree of privacy to all sides.

This home sits on a mature plot with plenty of tree cover, driveway parking for over a dozen vehicles, and it is mainly laid to lawn to the front. There is a detached double garage with workshop adjoining.

The rear garden is tiered with a focal pond at its centre.





Features

- Four Bedrooms
- Three Reception Rooms
- Two Bath/Shower Rooms
- Log Burner
- Detached Double Garage
- 0.62 Acre Plot
- Close to Farnham Town Centre
- EPC: C (71)
- Council Tax Band: G

Contact

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Church Lane, Ewshot, Farnham, GU10

Approximate Area = 1896 sq ft / 176.1 sq m (excludes void)

Limited Use Area(s) = 142 sq ft / 13.1 sq m

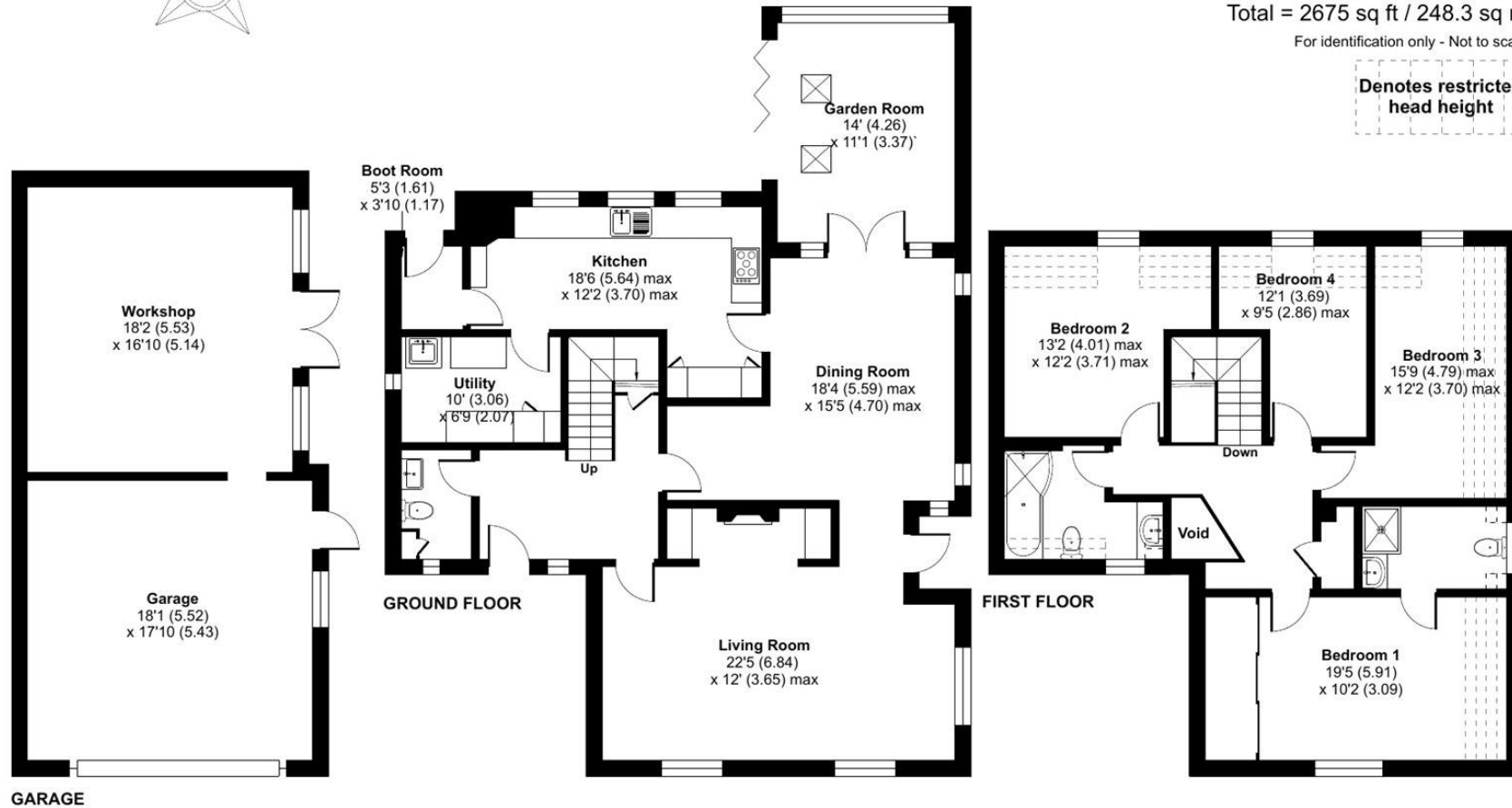
Garage = 637 sq ft / 59.1 sq m

Total = 2675 sq ft / 248.3 sq m

For identification only - Not to scale



Denotes restricted
head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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