

Lea House, Farnham Road, Ewshot, Farnham, GU10

Approximate Area = 1380 sq ft / 128.2 sq m (includes garage)

For identification only - Not to scale



FARNHAM ROAD, EWSHOT, FARNHAM, GU10

Offers in excess of £700,000

Set in this exclusive and private position, a fantastic opportunity to extend or rebuild this charming detached house in need of updating.

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ACCOMMODATION

- Enchanting cottage
- Further potential
- Garage
- South facing rear garden
- Immediate access to countryside walks
- No chain

DESCRIPTION

Situated in a rural position on the outskirts of Ewshot Village, this character cottage comes to market with no onward chain and offers a unique opportunity.

The ground floor comprises entrance hallway leading onto double aspect sitting room with open fireplace and French doors to rear, triple aspect kitchen/breakfast room with views overlooking garden, utility room and downstairs storage.

On the first floor currently there are two large double bedrooms, one with large en suite shower room, large landing area and family bathroom.

Externally the south facing rear garden benefits from a high degree of seclusion and sits in an exclusive development. The garden is mainly laid to lawn with mature bedding, shrubbery and trees. There is off road parking to the front of the house and detached double garage.

Currently the residents' pay £60 a month to a residence association that pays for the upkeep of the drive.



LOCATION

This cottage enjoys a quiet rural location with that sits on the edge of the desirable villages of Crondall and Ewshot on the Surrey/Hampshire border. This quintessential English setting has excellent facilities including a highly-regarded school, well-attended church, public houses, a village shop/post office, cricket ground, bowls club, doctors' surgery, tennis court and golf course.

The historic market towns of Farnham and Odiham offer a more extensive range of shopping, recreational and educational facilities and there are many excellent state and private schools within the area.

This is an ideal location for commuters with excellent mainline connections to London from Fleet, Farnham and Winchfield. By road you can link with the A31, A3 and M3 which provide access to London and the coast and M25. Heathrow, Gatwick and Southampton Airports are accessible all within 1 hour.

LOCAL AUTHORITY

Hart District Council

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.

