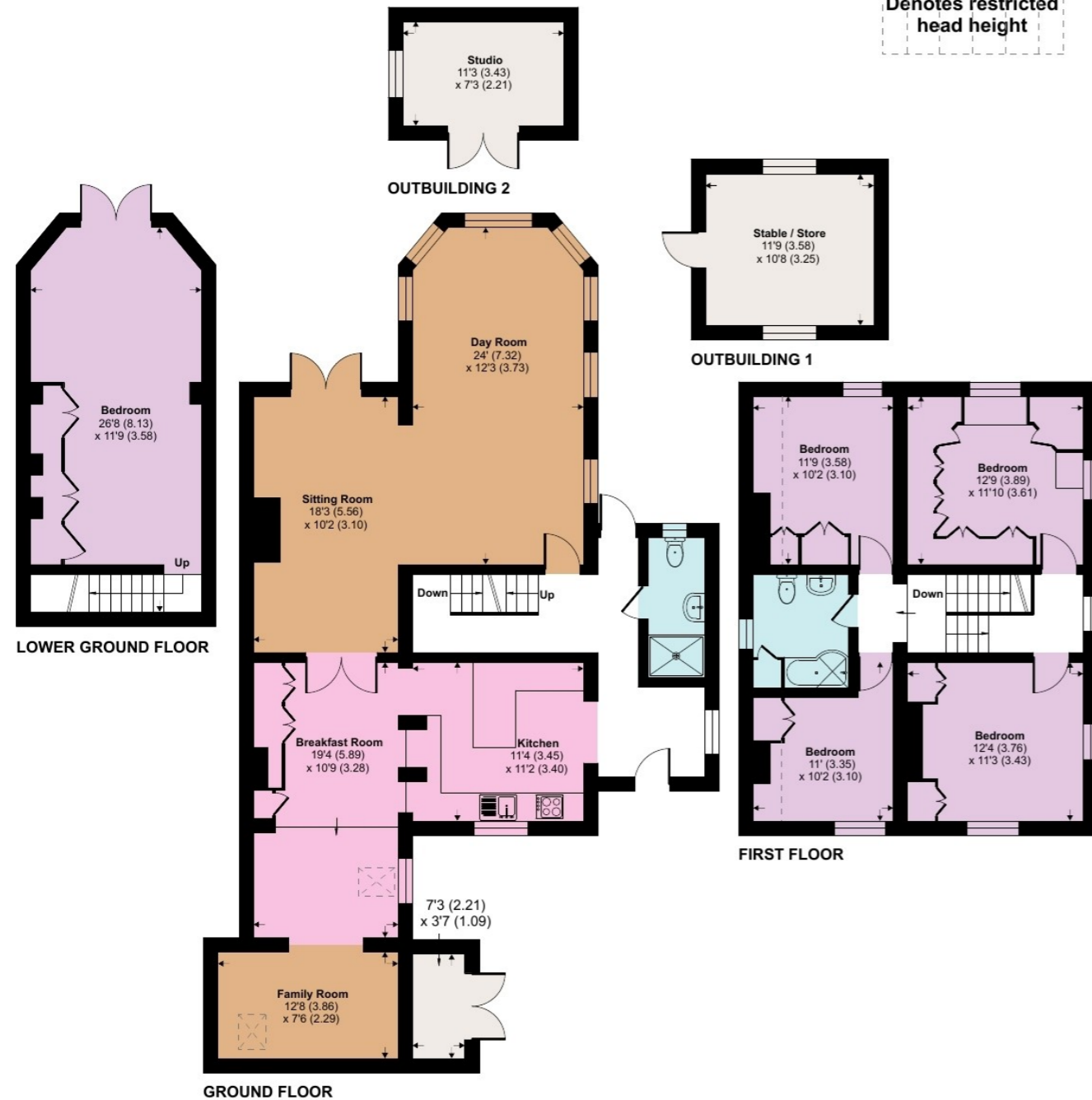


Warren Corner, Ewshot, Farnham, GU10

Approximate Area = 2124 sq ft / 197.3 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Outbuildings = 236 sq ft / 21.9 sq m
 Total = 2401 sq ft / 223 sq m
 For identification only - Not to scale



Denotes restricted head height



WARREN CORNER, EWSHOT, FARNHAM, HAMPSHIRE, GU10

Offers over £950,000

Delightful family home with stunning far reaching views.

Tel 01252 733042
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 99 West Street, Farnham, GU9 7EN

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Winkworth



ACCOMMODATION

- 2,165 square feet
- Kitchen/breakfast room
- Three receptions rooms
- Five bedrooms
- Stunning southerly views
- Garden 0.2 acre
- Sun terrace with commanding views
- Outbuildings
- No onward chain

DESCRIPTION

White rendered elevations with double glazed windows and under a slate roof, York Cottage dates from the 1900's with later additions, offering deceptively spacious family accommodation arranged over three floors with the most stunning southerly views over fields and paddocks towards the neighbouring village of Crondall.

This character home offers incredible views and the property comprises inviting entrance hallway, well fitted kitchen with Italian travertine tiled floor opening to the breakfast room with utility area and adjoining family/snug room. Of particular note is the sitting room with log burning stove and French doors to the terrace which is open plan to the stunning triple aspect day room with feature bay window. This sunny room has magnificent open views over the garden and fields beyond. Off the hall, there is a downstairs shower room and back door to rear courtyard area.

The lower ground floor has a Newton 500 tanking system and this generous principal bedroom room has built in wardrobes and French doors to private patio area.

Upstairs there are four double bedrooms, all with built in wardrobes, and a well fitted family bathroom. The landing area and two rear bedrooms have commanding views of the surrounding countryside.



Gardens and Grounds
There is off road parking to the front of the house; the gardens lying mainly to the rear benefiting from the southerly aspect and views. There is a large sun terrace adjacent to the sitting room great for summer entertaining, the balance of the garden mainly laid to lawn. There is an outdoor cabin/home office with power and lighting, brick/block built stable with windows which could be converted. There is also a World War II Pill Box.

LOCATION
This home enjoys a quiet rural location with stunning countryside views 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	