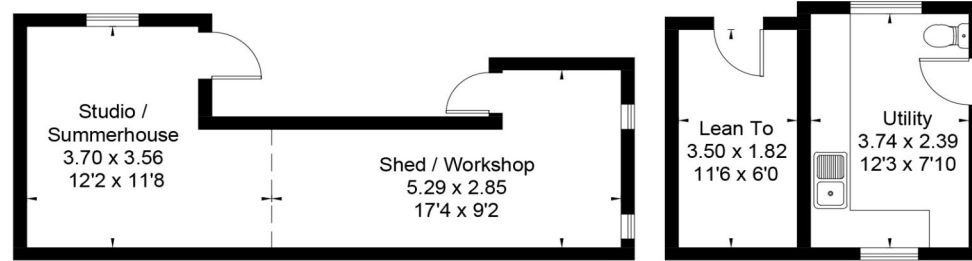
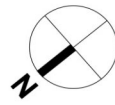
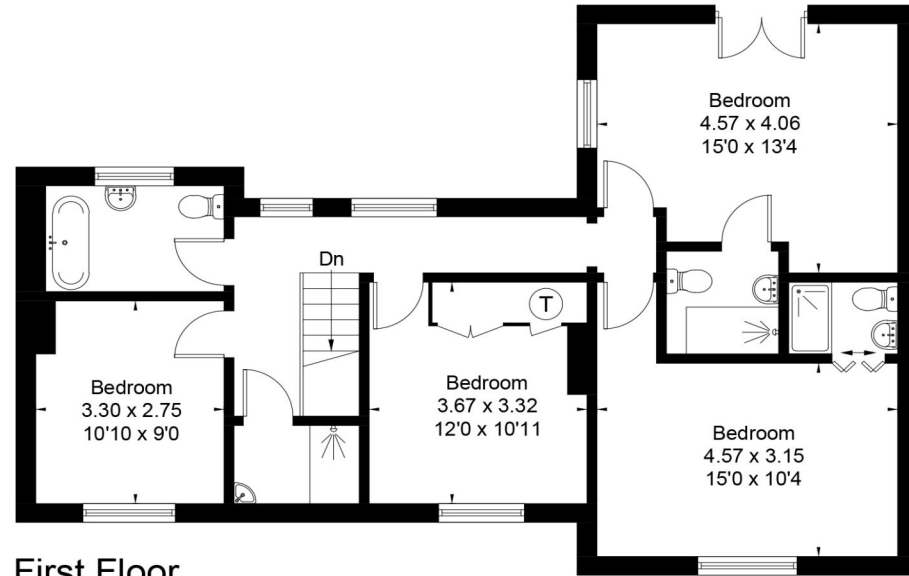


Approximate Area = 173.4 sq m / 1866 sq ft  
 Outbuildings = 39.1 sq m / 421 sq ft  
 Total = 212.5 sq m / 2287 sq ft  
 Including Limited Use Area (0.3 sq m / 3 sq ft)

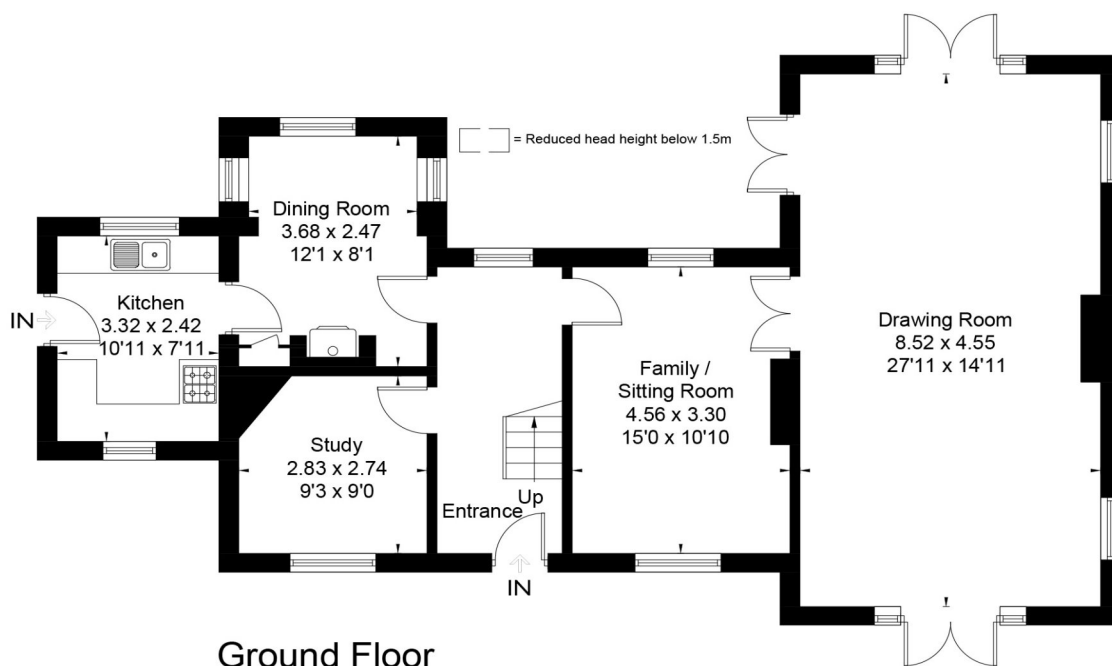


(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



## Bridle Path, Farnham, GU10

Guide Price £3,250 per month

A spacious detached family house sat within beautiful private grounds in a secluded setting. The house has four bedrooms, three bathrooms and three reception rooms plus a study. Available 24th June 2024. EPC D (67)

Tel 01252 733042  
 Email Farnham@winkworth.co.uk  
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## ACCOMMODATION

Characterful Detached House

Beautiful Grounds

Secluded Location yet close to transport links

Country village location close to towns of Farnham and Fleet

Neutral decor

Pets considered

## DESCRIPTION

Bilberry Cottage is a spacious and charming house and grounds located in a secluded position in the village of Ewshot near Farnham.

The house is approached down a public byway leading to private driveway. The house sits well within beautiful extensive garden and grounds with a lovely but private outlook.

The house dates from the 1940's and has a wealth of charm and a welcoming feel. An entrance hall leads right to the Sitting Room and then onto the formal Drawing Room beyond (both with gas fires). The large Drawing/ Dining Room has garden views from all four sides and French doors. To the left of the hallway can be found the Study, Breakfast Room, and the Kitchen. An outbuilding just outside the kitchen door has been designed to form a laundry room/ pantry.

To the first floor can be found the Master Bedroom with ensuite Shower Room, Guest Bedroom and two further Bedrooms. There is a full family Bathroom and a Shower Room. The bedrooms boast superb outlook over the grounds and garden.

## OUTSIDE

The property is approached from a public byway and a 4 wheel drive vehicle is recommended but not essential. The house offers ample off street parking space on the private drive.

The grounds and garden wrap around the house and are comprised of lawn and paved patio. Mature trees and shrubs to the perimeter provide a high level of privacy without impacting on the light levels.

A rustic garden outbuilding provides storage to one side and a garden room/ studio to the other.



## LOCATION

The property is located in a secluded location set in the centre of this popular village. Ewshot is a popular and vibrant village with a church, popular local pub, children's playground and village hall. Ewshot is conveniently positioned between Fleet and Farnham which offer a varied mix of national retailers, independent specialist shops, restaurants and leisure facilities. There are a variety of recreational facilities, including a golf club at nearby Crondall, which is in close proximity to the Georgian town of Farnham. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities.

Fleet, Winchfield and Farnham railway stations provide direct access to London Waterloo in approximately one hour. Farnham also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

Lying on the north west side of Farnham, the property is conveniently located to access many of the area's highly regarded state and private schools, including Crondall Primary school, St Nicholas, Yateley Manor, Farnborough Hill, Lord Wandsworth and Salesian College. There are also outdoor pursuits at Alice Holt Forestry Commission, Fleet Pond, and Frensham Ponds including walking, riding, sailing and cycling.

## LOCAL AUTHORITY

Hart District Council, Council Tax Band G

## SERVICES

Mains services connected. Gas Central Heating.

## DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these 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 particulars.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	