



Elizabeth Meadow

EWSHOT

A stylish collection of six charming 2/3 bed cottages
combining contemporary design with country life living

Downton Homes is delighted to present a stylish collection of six charming two and three bed cottages combining contemporary design with country life living.

The perfect blend of style and serenity, each cottage in Elizabeth Meadow is finished with quality fixtures and fittings, energy air source heat pumps, underfloor heating, electric vehicle charging preparation as well as the chance to upgrade some of the finishing touches if bought off plan. This is a unique opportunity to embrace the tranquility of rural life in the picturesque village of Ewshot.

Your dream cottage awaits...





EWSHOT

A quaint village nestled between Church Crookham and the historic market town of Farnham, offers a unique glimpse into the tranquil charm of country life. Surrounded by lush green fields and rolling hills, Ewshot is a place where the pace of life slows, allowing residents to embrace a close-knit community and the natural beauty that defines rural living.

With a rich history dating back centuries, Ewshot boasts an array of picturesque cottages and traditional farmhouses that reflect its agricultural roots. The village is characterised by its serene landscapes, dotted with vibrant wildflowers and ancient trees, creating a perfect backdrop for leisurely walks and outdoor activities.

Residents enjoy a strong sense of community, often coming together for local events and activities that celebrate their shared love for the countryside. The village features a cosy pub and access to nearby supermarkets and traditional markets where fresh, locally sourced produce is readily available.

Ewshot also offers excellent transport links to nearby towns and cities, making it an ideal spot for those who work in more urban environments but prefer the peace and quiet of rural life. Whether it's the sound of birdsong in the morning or the sight of picturesque landscapes, living in Ewshot provides a refreshing escape from the hustle and bustle of modern life.

In essence, Ewshot embodies the ideal of country living, where nature and community intertwine, offering residents a peaceful sanctuary steeped in tradition and natural beauty.



Aerial photo of Farnham



LOCAL AMENITIES

Schools

Served by several primary schools in the surrounding area, Ewshot ensures education is accessible to families.

- Ewshot Primary School
- Crookham Church of England Primary School
- Fleet Infant and Junior Schools.

Transport links

Ewshot benefits from great transport links making it accessible for residents and commuters alike. Situated on the A287 provides easy connections to larger towns of Fleet, Farnborough and Farnham as well as the M3 which offers routes to London and beyond. 2 miles away, Fleet train station provides direct services to London Waterloo and other major destinations.

Pubs and dining

The Windmill is the village's very own traditional country pub, a cosy setting with a selection of real ales, wines and spirits, a menu of locally sourced classic pub fare and a friendly ambiance. The neighbouring towns offer a whole host of additional dining establishments, country pubs, family friendly restaurants and independent cafes that cater for all tastebuds.

Local shops

On the approach to Ewshot is a newly opened Aldi with nearby supermarkets of Waitrose and Sainsbury a short drive away in Farnham. Independent butchers and bakers and speciality shops can be found in the market town of Farnham.

Parks and recreation

An abundance of nearby green spaces and parks are nature's playground for walking, sports and leisure activities.

Community centre

Built in 2000, it serves as a hub for local events, activities and gatherings that enhance the community spirit of the village.



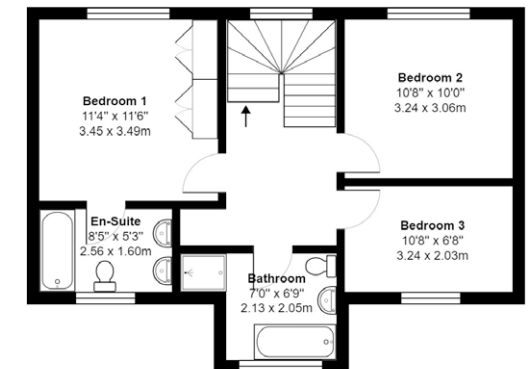
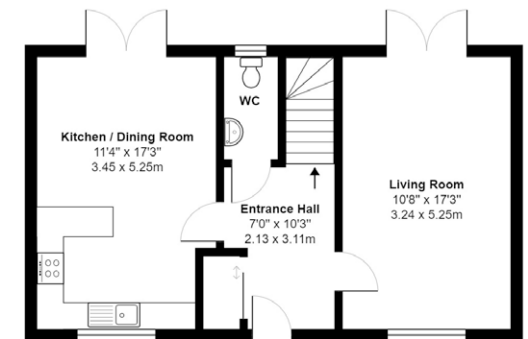
PLOT 1

LILY COTTAGE

This charming 3 bed detached cottage offers 1063sq.ft of thoughtfully designed living space. The heart of the home is the spacious kitchen/diner featuring French doors that connects indoors to the garden. The separate living room also offers direct access to the outdoor space perfect for entertaining or enjoying the view.



All measurements are approximate and for display purposes only



Ground Floor

Living Room	3,240 x 5,250 (10'8" x 17'3")
Kitchen/Dining	3,450 x 5,250 (11'4" x 17'3")

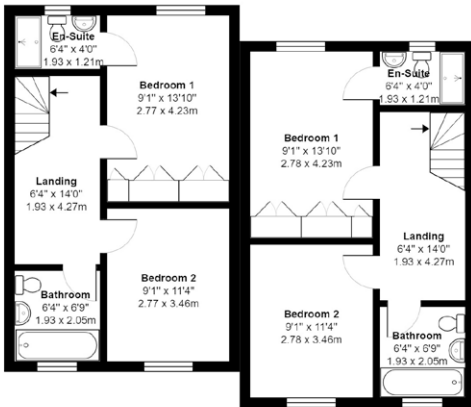
First Floor

Bedroom 1	3,450 x 3,490 (11'4" x 11'6")
En-suite	2,560 x 1,600 (8'5" x 5'3")
Bedroom 2	3,240 x 3,060 (10'8" x 10'0")
Bedroom 3	3,240 x 2,030 (10'8" x 6'8")
Bathroom	2,130 x 2,050 (7'0" x 6'9")

Total Area: 1063sq.ft (98m²)

Two delightfully quaint 2 bed cottages of 839sq.ft which are a perfect mirror image of each other with well considered layouts. Each home features two generous bedrooms including a spacious master with en-suite combining comfort and style in equal measure.

PLOTS 2 & 3



Ground Floor

Living Room 2,570 x 5,050 (8'5" x 16'7")
 Kitchen/Dining 4,770 x 3,530 (15'8" x 11'7")

First Floor

Bedroom 1 2,770 x 4,230 (9'1" x 13'10")
 En-suite 1,930 x 1,210 (6'4" x 4'0")
 Bedroom 2 2,780 x 3,460 (9'1" x 11'4")
 Bathroom 1,930 x 2,050 (6'4" x 6'9")



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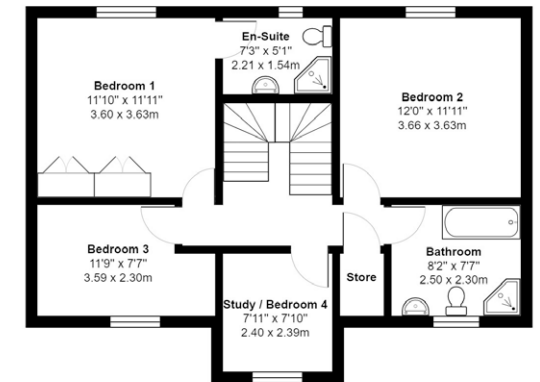
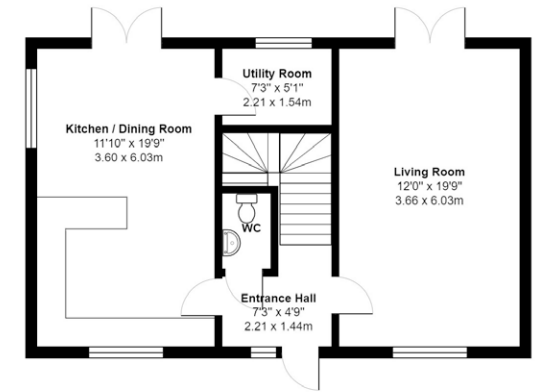
Total Area: 839sq.ft (77.9m²)

PLOT 4

An attractive 3 bed detached cottage which boasts dimensions of 1298sq.ft - a perfect blend of space and comfort, designed for modern living. It presents a cosy study, practical utility room and a beautifully appointed kitchen which features a central island and double French doors from both the kitchen and separate living room offering seamless indoor/outdoor living.



All measurements are approximate and for display purposes only



Ground Floor

Living Room	3,660 x 6,030 (12'0" x 19'9")
Kitchen/Dining	3,600 x 6,030 (11'10" x 19'9")
Utility Room	2,210 x 1,540 (7'3" x 5'1")

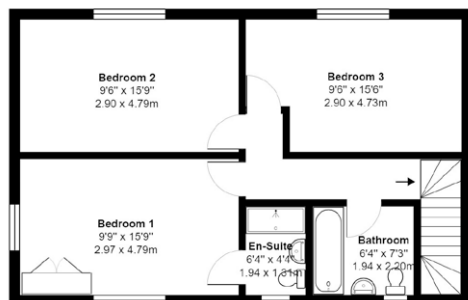
First Floor

Bedroom 1	3,600 x 3,630 (11'10" x 11'11")
En-suite	2,210 x 1,540 (7'3" x 5'1")
Bedroom 2	3,660 x 3,630 (12'0" x 11'11")
Bedroom 3	3,590 x 2,300 (11'9" x 7'7")
Bedroom 4	2,400 x 2,390 (7'11" x 7'10")
Bathroom	2,500 x 2,300 (8'2" x 7'7")

Total Area: 1298sq.ft (120.6m²)

This elegant 3 bed detached cottage exudes charm over 1257sq.ft and has been designed to maximise the natural light. An expansive open-plan kitchen/diner is the heart of the home with elegant double French doors opening onto the garden, blending indoor comfort with outdoor living, perfect for gatherings or quiet mornings.

PLOT 5



Ground Floor

Living Room 2,900 x 4,730 (9'6" x 15'6")
 Kitchen/Dining 6,030 x 4,790 (19'9" x 15'9")

First Floor

Bedroom 1 2,970 x 4,790 (9'9" x 15'9")
 En-suite 1,940 x 1,310 (6'4" x 4'4")
 Bedroom 2 2,900 x 4,790 (9'6" x 15'9")
 Bedroom 3 2,900 x 4,730 (9'6" x 15'6")
 Bathroom 1,940 x 2,200 (6'4" x 7'3")



All measurements are approximate and for display purposes only

Total Area: 1257sq.ft (116.7m²)

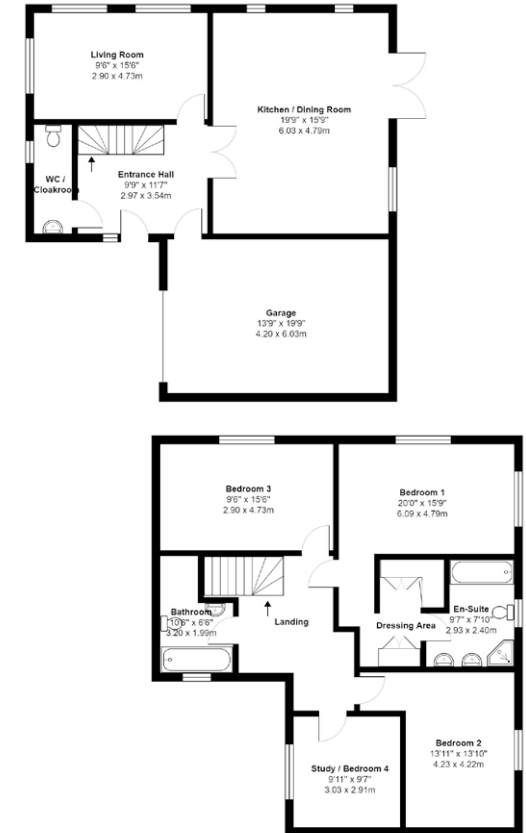
PLOT 6

PADDOCK VIEW

A stunning and substantial 3 bed detached cottage of 1837sq.ft provides generous proportions for those seeking comfort, versatility and elegance. The stylish kitchen with a central island flows seamlessly into a bright dining area with bifold doors that open to the garden. The master bedroom boasts an en-suite and private dressing room ensuring everything can be neatly arranged and accessible. A dedicated study provides the perfect space for work or hobbies, while the garage adds convenience and storage.



All measurements are approximate and for display purposes only



Ground Floor

Living Room	2,900 x 4,730 (9'6" x 15'6")
Kitchen/Dining	6,030 x 4,790 (19'9" x 15'9")
Garage	4,200 x 6,030 (13'9" x 19'9")

First Floor

Bedroom 1	6,090 x 4,790 (20'0" x 15'9")
En-suite	2,930 x 2,400 (9'7" x 7'10")
Bedroom 2	4,230 x 4,220 (13'11" x 13'10")
Bedroom 3	2,900 x 4,730 (9'6" x 15'6")
Bedroom 4	3,030 x 2,910 (9'11" x 9'7")
Bathroom	3,200 x 1,990 (10'6" x 6'6")

Total Area: 1837sq.ft (107.7m²) - Including Garage



THE DOWNTON DIFFERENCE

Elizabeth Meadow has been designed to offer homes of style and flexibility complete with a 10 year ICW structural warranty. While you'll have the chance to upgrade some of the finishing touches, all cottages feature as standard:

Internal

Elegant interiors complement the clean, modern lines of fixtures and fittings.

- Oak pre-finished doors
- Part hardwood/softwood staircase
- Wood floored hallway
- Hard flooring in kitchen/family room and bathrooms

Bathrooms

A sanctuary and place to relax and unwind.

- Double shower (where possible)
- Heated towel rails
- Grohe taps
- Downlighters to wet rooms

Kitchen

The key feature of your home.

- Integrated appliances including fridge/freezer, dishwasher, oven, induction hob
- Pelmet, cornice, end panels to match
- Oak internal cabinets
- Under cupboard lighting
- Downlighters
- Stone worktops (upgrade option)
- Island in Plot 4 and Plot 6

Bedrooms

Serene retreats tailored for relaxation.

- Built-in wardrobes in the master bedroom
- Pendant lighting

External

The external appeal has been as equally considered as the inside.

- Lighting front and rear
- Outside power socket
- Outside tap
- Close boarded fencing
- Turf to rear garden
- Patio
- Pathway

Energy

Live smarter and greener in a Downton Home cottage.

- Ground floor underfloor heating
- Air source heat pump
- EV charger preparation
- Smart heating compatible





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Waterfords

For enquires please contact Waterfords on

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