



Church Lane | Ewshot | Farnham | GU10 5BD

Asking Price £1,100,000 Freehold



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Occupying a magnificent plot of approximately 0.45 acres in the highly sought-after village of Ewshot, Abury House is a substantial four-bedroom detached family home offering over 2,000 sq. ft. of versatile accommodation. The property features three reception rooms, a kitchen/breakfast room, utility room, and double garage, all set within beautifully maintained and private grounds. Having been lovingly cared for by the current owners, the home offers exciting potential for modernisation and extension (STPP), creating a rare opportunity to establish a truly exceptional family residence in one of the area's most desirable semi-rural locations.

- Substantial Four Bedroom Detached Family Home
- Situated in the Highly Desirable Village of Ewshot
- Kitchen/Breakfast Room with Separate Utility Room
- Beautifully Maintained Gardens Offering Excellent Privacy
- Potential to Extend Subject to Planning Permission
- Occupying a Mature Plot of Approximately 0.45 Acres
- Three Generous Reception Rooms
- Double Garage and Extensive Private Driveway
- Scope for Modernisation and Improvement
- Easy Access to Farnham, Fleet and Mainline Rail Links





Occupying a magnificent plot of approximately 0.45 acres, this substantial four-bedroom detached family home presents a rare opportunity to acquire a well-maintained property offering generous accommodation, exceptional privacy, and significant scope for enhancement.

Approached via a sweeping private driveway providing ample parking, the property is complemented by a detached double garage and enjoys mature, beautifully tended gardens that surround the home, creating a peaceful and secluded setting.

The ground floor offers versatile and well-balanced living accommodation, comprising a spacious living room, formal dining room, and separate family room, ideal for modern family life and entertaining alike. The kitchen/breakfast room overlooks the gardens and is served by a practical utility room, whilst a cloakroom completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, all served by a family bathroom.

The property has been lovingly cared for by the current owners and is presented in excellent order throughout. Whilst immediately habitable, it offers exciting potential for modernisation, allowing an incoming purchaser to create a bespoke family home tailored to their own tastes and requirements.



Furthermore, subject to the necessary planning permissions, there is considerable scope to extend and reconfigure the existing accommodation, maximising both the footprint and the exceptional plot on which the property sits.

Rarely do homes of this nature become available; combining substantial grounds, extensive parking, a double garage, and outstanding potential in such an attractive setting. An internal inspection is highly recommended to fully appreciate all that this unique property has to offer.

Ewshot is a charming Hampshire village renowned for its picturesque surroundings, strong sense of community, and convenient access to nearby towns. The village offers a blend of countryside living whilst remaining within easy reach of Farnham, Fleet and Aldershot, all providing extensive shopping, leisure and educational facilities. Excellent transport links include nearby Fleet and Farnham railway stations, offering regular services to London Waterloo, whilst the A31, M3 and A3 provide convenient road connections. The surrounding area is home to numerous walking routes, woodland trails and open countryside, making Ewshot particularly popular with families and those seeking a semi-rural lifestyle.





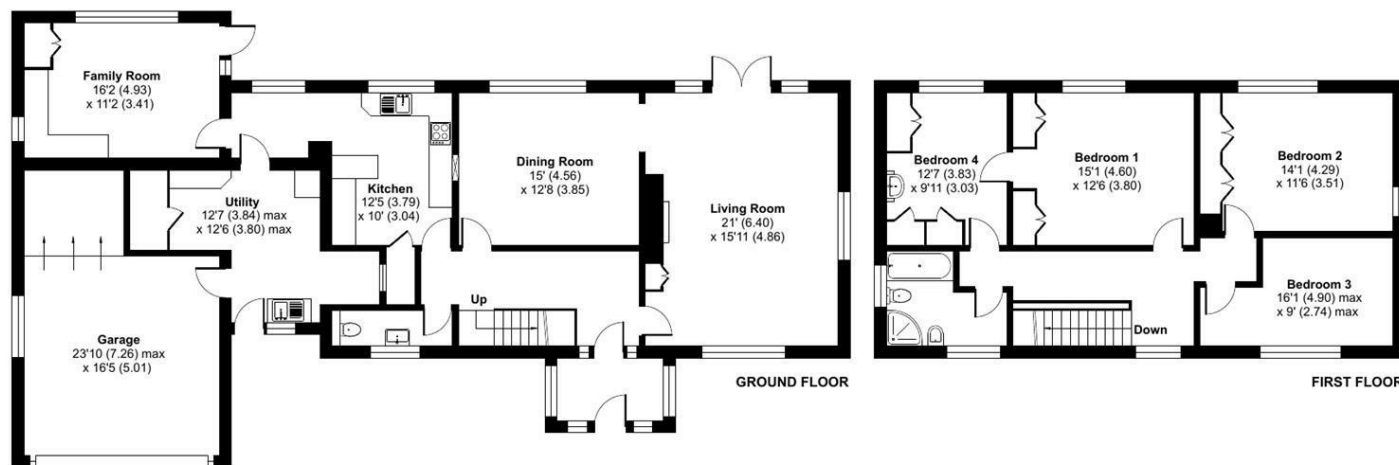
Church Lane, Ewshot, Farnham, GU10

Approximate Area = 2221 sq ft / 206.3 sq m

Garage = 326 sq ft / 30.2 sq m

Total = 2547 sq ft / 236.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Waterfords. REF: 1477632

Waterfords
Residential Sales & Lettings

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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