



1 Royston Drive, Ewshot
Farnham

McCarthy
Holden

In Excess of £700,000



1 Royston Drive

Ewshot, Farnham

A beautifully presented and thoughtfully designed family home, arranged over three floors and offering well-proportioned accommodation throughout.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

- Four Generous Bedrooms
- Three bathrooms
- Contemporary Kitchen and Dining Area
- Driveway Parking For Several Vehicles
- Garage
- Two Reception Rooms



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The Property

A beautifully presented and thoughtfully designed family home, arranged over three floors and offering well-proportioned accommodation throughout. The property combines contemporary styling with practical family living, featuring a superb kitchen/breakfast room, spacious reception accommodation, four bedrooms and three bath/shower rooms. Further benefits include a drieway with parking for seeral vehicles leading to the single garage, underfloor heating to the ground floor and a well-maintained rear garden with patio area.

Ground Floor

The front door opens into a welcoming central hallway, providing access to the principal ground floor accommodation, downstairs cloakroom and utility room.

A particular feature of the home is the bright and spacious kitchen/breakfast room, fitted with a comprehensive range of contemporary wall and base units, complemented by extensive work surfaces and a selection of integrated appliances including double ovens, hob, extractor, fridge/freezer and dishwasher as ell as seating area for the family to enjoy.

To the rear, the well-proportioned sitting room enjoys an attractive outlook over the garden, with a window and French doors providing a seamless connection to the outside space. Also on the ground floor is a versatile study/family room, ideal for home working or as a further reception area. Underfloor heating extends throughout the ground floor, providing a comfortable and luxurious touch.

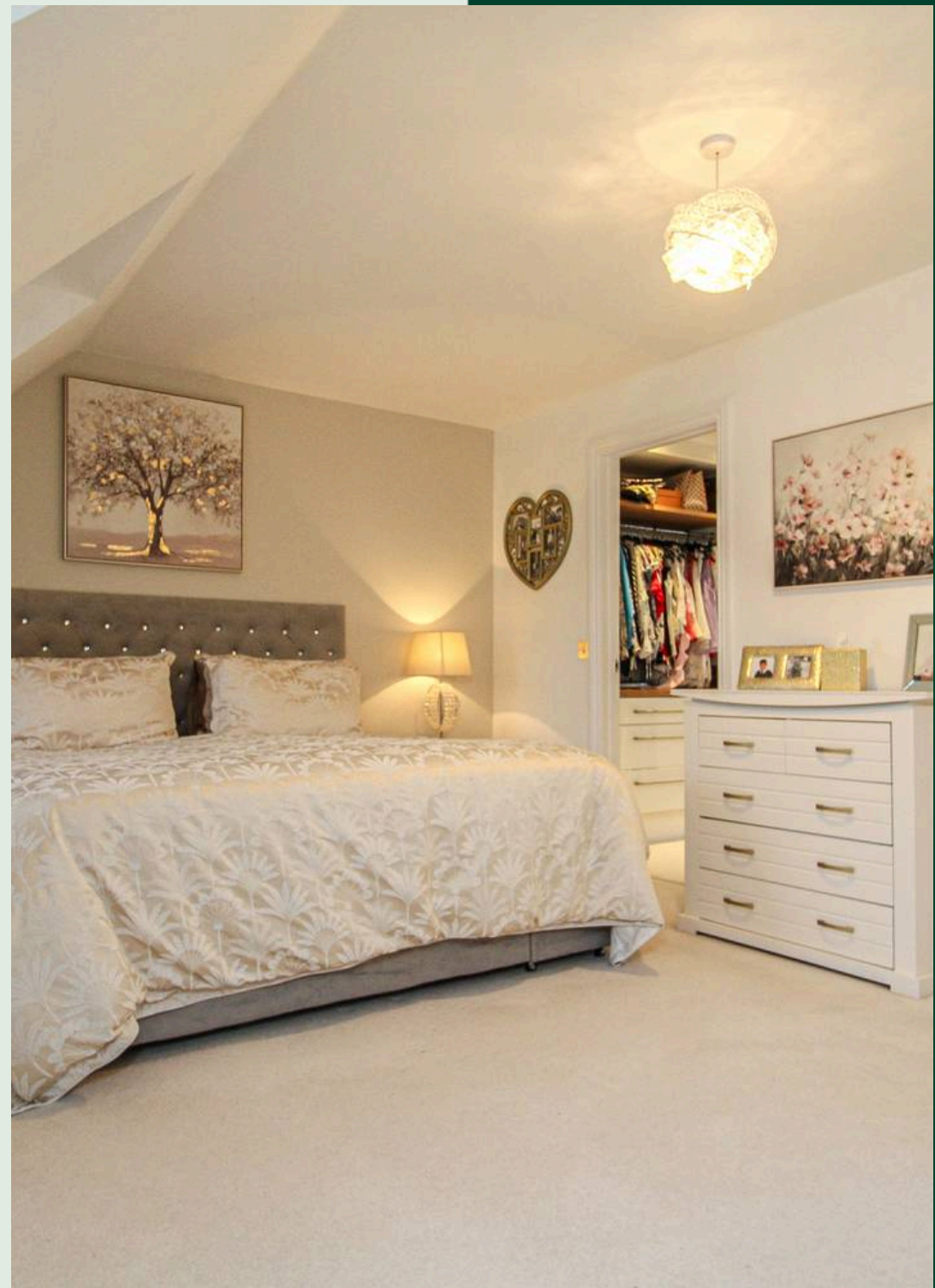
Frist Floor

The first floor provides three well-proportioned bedrooms, together with a stylish family bathroom. Bedroom three is currently being used as a dressing room, whilst bedroom two benefits from fitted an ensuite shower room. Stairs continue to the second floor, where the impressive principal bedroom suite occupies the entire level. This generous space incorporates a dressing room and a beautifully appointed en-suite shower room.

Outside

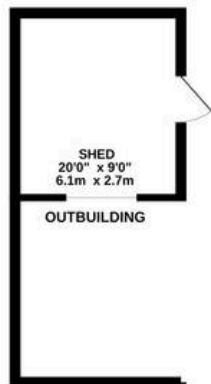
The rear garden is predominantly laid to lawn and enjoys a good degree of privacy, with a paved patio immediately adjoining the house, providing an ideal space for outdoor dining and entertaining. The garden also benefits from a large outbuilding, providing excellent additional storage, together with a covered pergola featuring an outdoor kitchen, creating a superb space for entertaining and enjoying time with family and friends.

To the front, is a EV charging point. The block-paved driveway provides parking for several vehicles and leads to the integral single garage

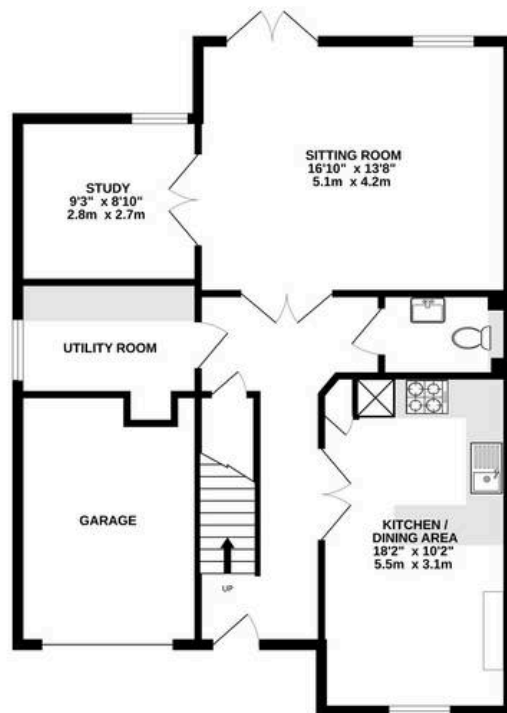




OUTBUILDING



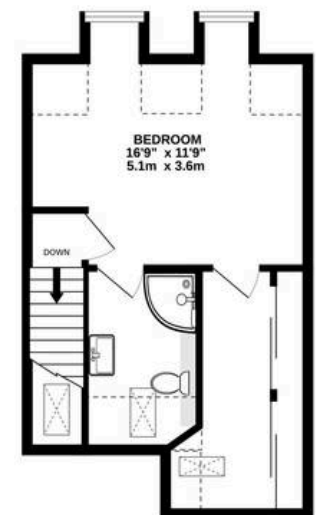
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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