



Selbon

Simply Different

Broomhill, Ewshot, Farnham,
Surrey, GU10 5BE
Offers over £785,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Sought after Village Location
- Three Reception Rooms
- Ample Driveway Parking
- Utility Room
- Character Features
- Spacious and Flexible Accommodation
- Enclosed Rear Garden
- Generous Outbuilding
- Extended
- Kitchen/Dining Room

Selbon Estate Agents are delighted to offer to the market this four-bedroom semi-detached family home which is situated within the sought-after village of Ewshot. Offered to the market for the first time in over 30 years, this property offers spacious and flexible accommodation throughout and the added benefits of ample driveway parking, three reception rooms, an enclosed mature rear garden and scope to extend S.T.P.P.

Accommodation comprises of a spacious entrance hall leading to the light and airy sitting room with a feature fireplace and a set of doors leading to the dining room. The kitchen/dining room sits at the rear of the property and offers a range of units, granite work surfacing, integrated appliances and additional appliance space. Within the dining room you have a set of French doors that give access to the rear garden. The dining room also offers a beautiful brick archway and a feature skylight that draws in natural light into the room. The accommodation on the ground floor is finished with the family room/office, understairs storage, a generous utility room and a downstairs W/C.

Upstairs the property offers four generous bedrooms with the main bedroom benefiting from an en-suite shower room. The accommodation on the first floor is finished with the main bathroom which offers sink, toilet and bath.

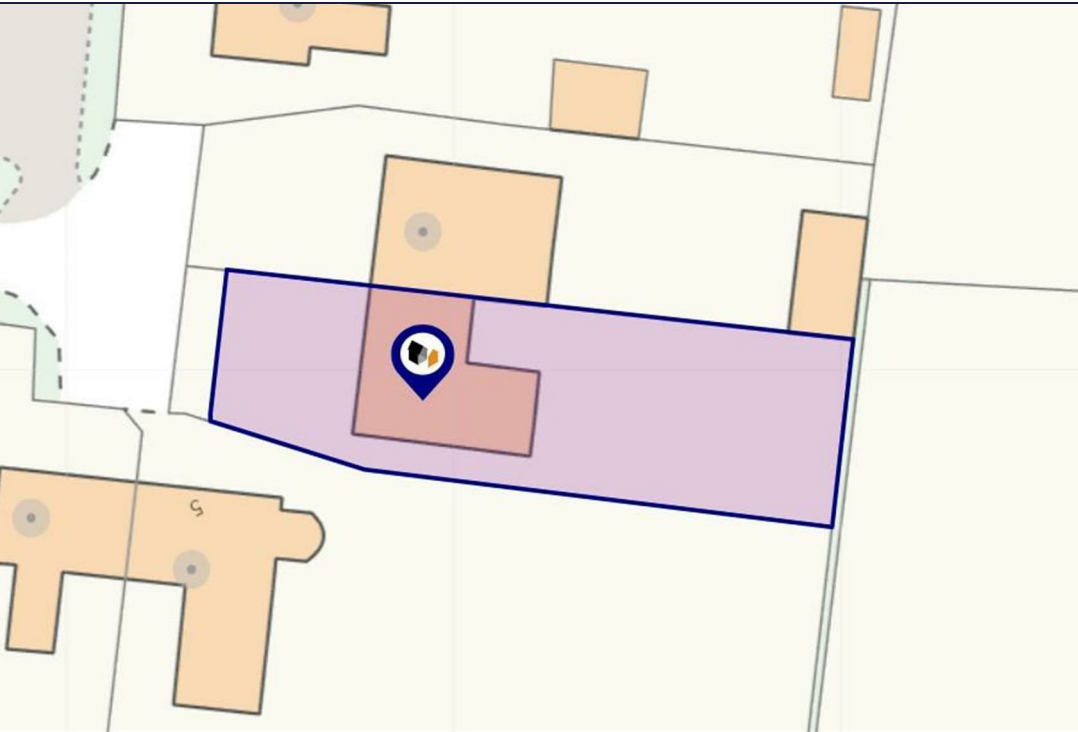
Outside the charming, enclosed rear garden is mainly laid to lawn with well-established flowers, shrubs, and trees throughout. The garden offers a high degree of privacy, with a spacious patio area ideal for al fresco dining. Within the garden the owners have added a fantastic 27ft outbuilding which could be used as a home office, playroom, gym or hobbies room. At the front of the property, you have ample driveway parking.





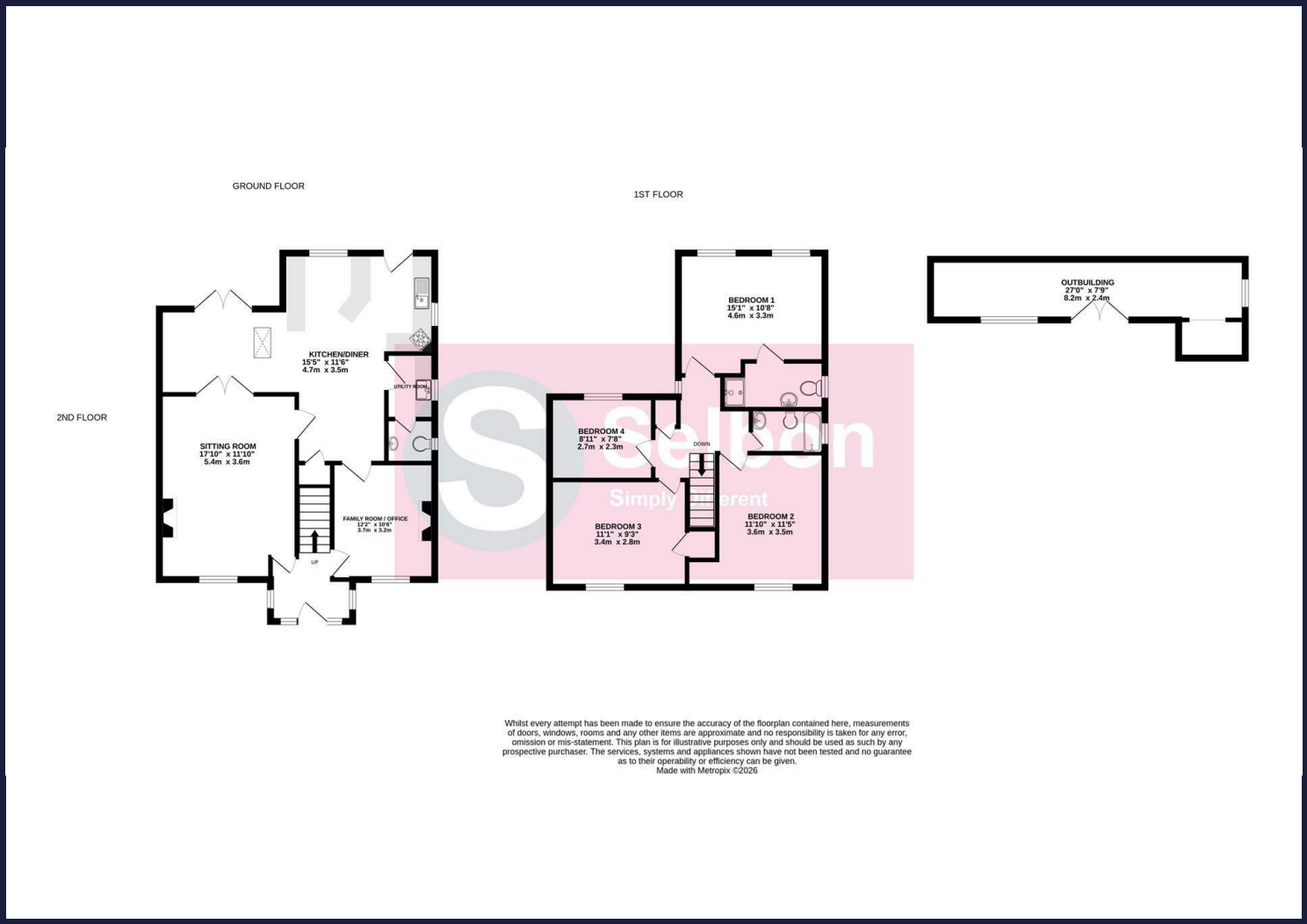








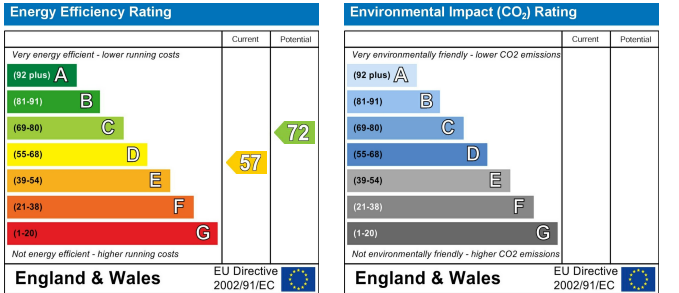
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: D