



**Selbon**

Residential sales & lettings

School Lane, Ewshot, Farnham,  
, GU10 5BN

Offers over £600,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Detached Bungalow With Character
- Three Double Bedrooms
- Living Room & Conservatory
- Bathroom With White Suite
- Potential to Extend (S.T.P.P)
- Built Circa 1850
- Ewshot Village Location
- Kitchen/Dining Room
- Driveway Parking & Double Garage
- Views Over Hampshire Countryside

Selbon Estate Agents are delighted to offer to the market this three double bedroom detached bungalow ideally situated in the heart of Ewshot Village.

The original part of the property was built around 1850 with several extensions over the years to create the current space.

The accommodation comprises; living room with gas fireplace, double aspect windows and stable door to the kitchen. To the front of the property is a conservatory with views over the front garden.

The L-shaped kitchen/dining room opens to utility space and features eye and base level cupboard and drawer units under a roll-top work surface. Inset one and a half bowl sink with mixer tap, built-in oven, hob with extractor over. Space and plumbing for washing machine, space for tumble dryer and upright fridge/freezer.

The three double bedrooms are serviced by a bathroom that has been fitted with a white suite and includes; panel enclosed bath with shower over, hand wash basin and W.C. Bedroom on features French doors which lead to the rear garden.

Externally the property sits centrally on the plot with a front and rear garden which is mainly laid to lawn with an array of mature planting and flower stock.

The driveway provides off-street parking and leads to a detached double garage.

We are advised by the owner that the extension in the property was underpinned in 1991.

Ewshot is a village and civil parish in Hampshire and lies in the northeast of the county, close to the Surrey border. Surrounded by beautiful countryside, the village is ideally located for access to Fleet and Farnham with their comprehensive facilities as well as the picturesque village of Odiham. Fleet, Farnham and Winchfield railway stations offer services to London Waterloo. The M3 motorway and the A31 are also easily accessible.

Heathrow Airport is about 25 miles and Farnborough Airport is about 6 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 9 miles).









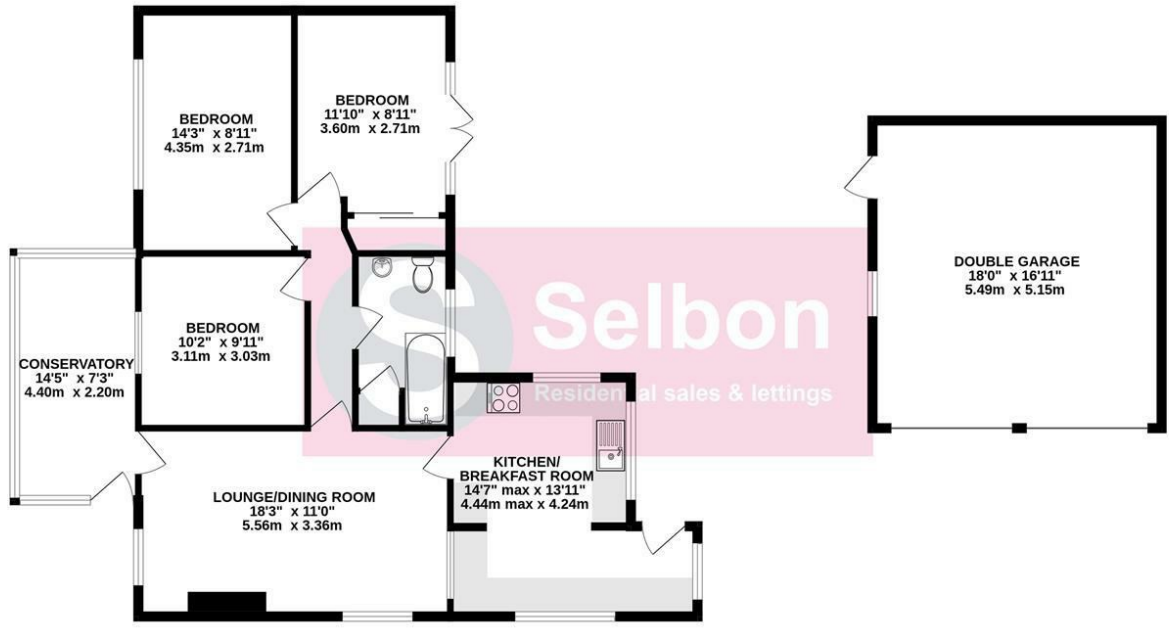








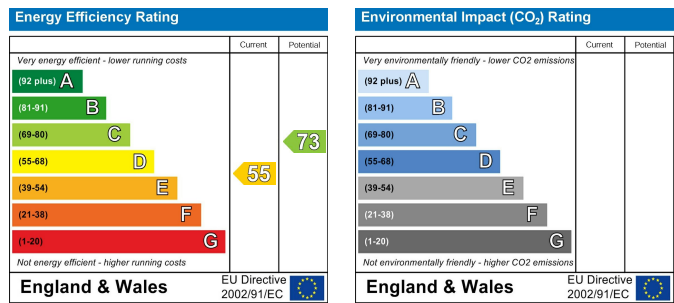
1218 sq.ft. (113.1 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Performance Graph



Viewing

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

Council Tax Band: E

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