



Farnham Road | Ewshot | Farnham | GU10 5AU

Asking Price £210,000      Leasehold

*Waterford's* W  
Residential Sales & Lettings

Farnham Road | Ewshot  
Farnham | GU10 5AU  
Asking Price £210,000

A beautifully finished new-build ground floor apartment set in the heart of Ewshot village, featuring a spacious open-plan living/kitchen area, double bedroom with built-in wardrobes, stylish shower room, communal gardens and parking, and offered with no onward chain complications, all within easy reach of Farnham, Fleet and mainline rail links.

- Newly built ground floor apartment
- Contemporary fitted kitchen with integrated appliances
- Stylish shower room with large walk-in shower
- Secure communal entrance with intercom system
- Well-maintained communal gardens
- Spacious 18ft open-plan living room and modern kitchen
- Well-proportioned double bedroom with built-in mirrored wardrobe
- No onward chain complications
- Resident and visitor parking available
- Desirable Ewshot village location with easy access to Farnham and Fleet

This newly built ground-floor apartment has been finished to an excellent standard throughout, offering stylish, low-maintenance living in a sought-after village setting.

The property is centred around a bright and spacious open-plan living room and kitchen measuring over 18ft in length, providing a superb area for both everyday living and entertaining. The contemporary kitchen is fitted with modern units and work surfaces and is well equipped with integrated





appliances, including a fridge/freezer, washer/dryer, oven and hob, creating a sleek and functional space.

The double bedroom is well proportioned and benefits from a built-in mirrored wardrobe, offering excellent storage while maintaining a clean and modern feel. A stylish shower room completes the accommodation, featuring a contemporary three-piece suite with a large walk-in shower and quality tiling, finished to a high specification.

With an approximate total floor area of 389 sq. ft., the apartment has been carefully designed to maximise space and comfort, making it ideal for first-time buyers, downsizers or investors.

The building offers secure communal access via an intercom system. Residents and visitors benefit from allocated parking, while the property is further complemented by well-kept communal gardens, mainly laid to lawn, providing a pleasant outdoor space to enjoy.

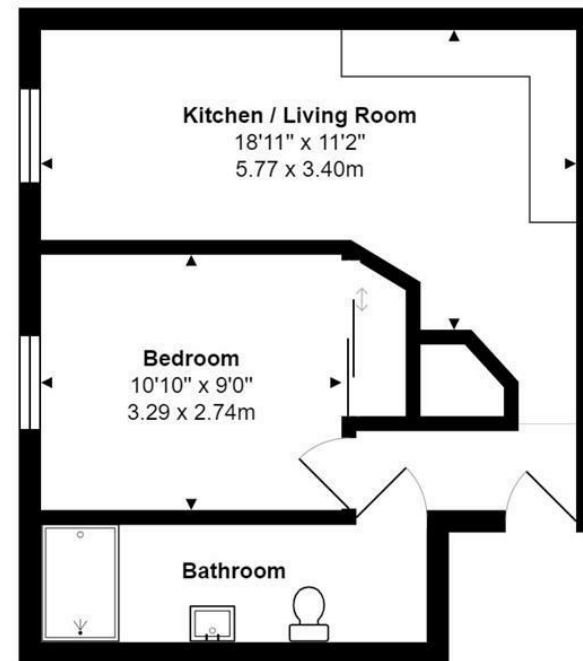
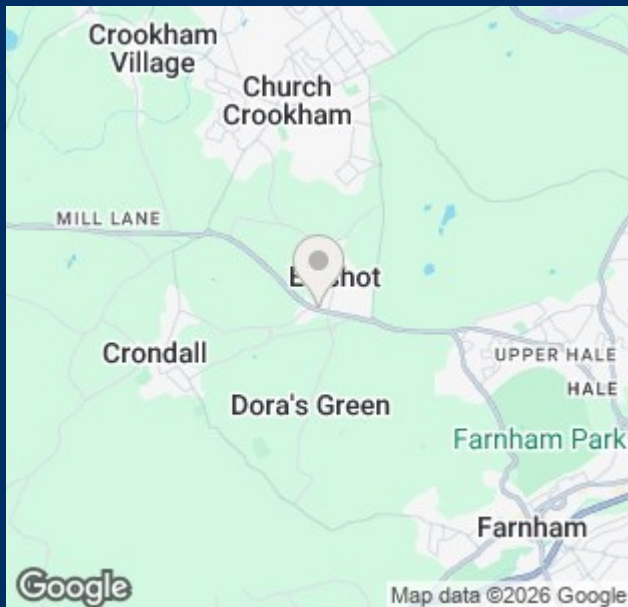
Ewshot is a highly regarded Hampshire village, known for its charming countryside setting and strong sense of community. The village centres around its traditional pub, church, village hall and period cottages, and offers a range of local amenities including a village shop, medical centre, cricket ground, tennis courts and a golf course, as well as a highly regarded primary school. The nearby A327 provides easy access to Farnham and Odiham, offering a wide range of shops, restaurants and leisure facilities. For commuters, the A31, A3 and M3 are all within easy reach, while Fleet, Farnham and Winchfield stations provide regular mainline rail services to London Waterloo.

With its superb location, long lease, and no onward chain, this property is not to be missed. Early viewing is highly recommended to appreciate all it has to offer.

Disclaimer: This Information has been obtained and provided by the Property Owner

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Total Area: 385 ft² ... 35.8 m²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (12 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 80                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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