



Mead House
Church Lane, Ewshot

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A detached four bedroom family home with a generous garden located in a sought-after village

An attractive part-tile-hung, double-fronted property, designed to maximise the stunning views over open fields. It is located within striking distance of the village pub, and enjoys easy access to local and town centre amenities and mainline train stations with journey times to central London of less than an hour.



**3 RECEPTION
ROOMS**



4 BEDROOMS



2 BATHROOMS



**DOUBLE
GARAGE**



**FAMILY
GARDEN**



FREEHOLD



VILLAGE



2656 SQ FT



**£1,000,000
GUIDE PRICE**



The property

Constructed of red brick, Mead House is an attractive part-tile-hung double-fronted family home offering more than 2,200 sq ft of light-filled, flexible accommodation arranged over two floors. Providing a practical and cohesive living and entertaining environment, with glazed internal doors on the ground floor admitting a wealth of natural light, it is configured to maximise the stunning views over open fields and rolling hills to the front and rear aspects.

The ground floor accommodation flows from a feature arched front door opening into a welcoming reception hall with useful storage, a cloakroom and stairs rising to the first floor. It gives access to a spacious dual aspect sitting room with a large bay with full-height glazing incorporating French doors to the rear terrace, together with a feature open fireplace. The property also benefits from a generous dual aspect dining room and a well-proportioned front aspect study. Further is a good-sized, dual-aspect kitchen with quarry-tiled flooring, a range of wooden wall and base units, complementary work surfaces, and tiled splashbacks,

as well as modern integrated appliances. There is space for a table for informal meals, and a glazed door leads to the rear terrace. An interconnecting fitted utility room, with its own glazed door to the side aspect, provides additional functionality.

The property's first floor houses four double bedrooms and a family bathroom. All four bedrooms have built-in wardrobes, the rear aspect principal bedroom also benefitting from an en suite bathroom with twin sinks and a bath with shower over.

Outside

The property is approached through a five bar gate over a gravelled driveway and forecourt providing private parking. The driveway leads past the house to a detached double garage to the rear, which also has an internal store with a door to a small paved terrace and the rear garden beyond.

The generous well-maintained rear garden is laid mainly to lawn bordered by stock fencing. It features a generous paved terrace accessible from the sitting



and kitchen/breakfast rooms, ideal for entertaining and al fresco dining, the whole enjoying far-reaching views over surrounding fields and rolling hills.

Location

Located on the Surrey/Hampshire border and surrounded by fields and rolling hills, Ewshot village has a church, village hall, pub and recreation ground. Farnham offers high street and independent shopping, supermarkets including Waitrose, restaurants, pubs and recreational facilities including leisure and David Lloyd centres and nearby golf courses. The towns of Fleet and Odiham are easily accessible, with the major centres of Guildford and Basingstoke slightly further afield. Transportation links are excellent: the A287, A31/A3 and M3 link to major regional centres, London and the south coast, while Farnham and Fleet stations (3.9 and 4.0 miles respectively) provide regular services to London Waterloo in less than an hour.

Distances

- Farnham 3.2
- London 43.4

Nearby Stations

- Farnham 3.8 miles
- Fleet 4.0 miles

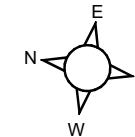
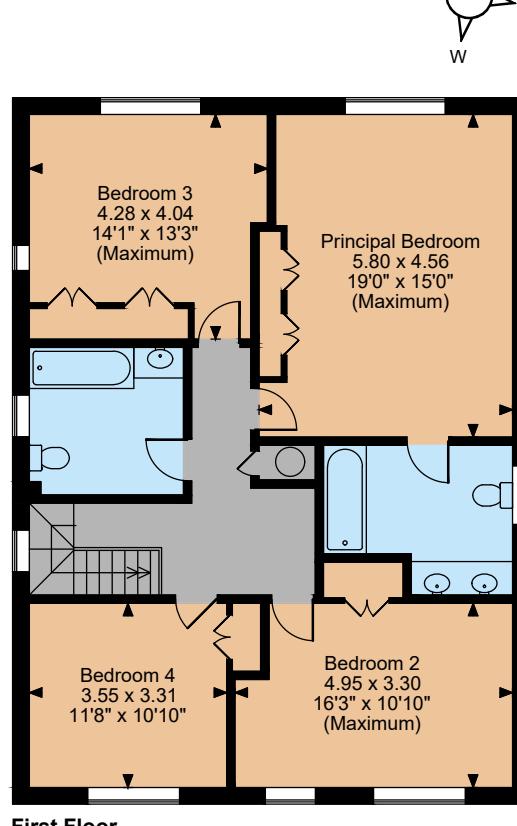
Key Locations

- Bourne Woods
- Caesar's Camp
- Frensham Ponds

Nearby Schools

- Folly Hill Infant School
- Tweseldown Infant School
- Church Crookham Junior School
- St Nicholas' School
- Lord Wandsworth College





Floorplans

House internal area 2,223 sq ft (207 sq m)
 Garage internal area 433 sq ft (40 sq m)
 Total internal area 2,656 sq ft (247 sq m)
 For identification purposes only.

Directions

GU10 5BJ

what3words: ///makeup.panels.hotel

General

Local Authority: Hart District Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: By separate negotiation

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8674884/SS

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2026. Particulars prepared January 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,
 including Prime Central London

For the finer things in property.

**STRUTT
& PARKER**
BNP PARIBAS GROUP

Farnham

37 Downing Street, Farnham, Surrey GU9 7PH
01252 821102

farnham@struttandparker.com
 struttandparker.com