












Mead House  
Church Lane, Ewshot



# 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.

	<b>3 RECEPTION ROOMS</b>		<b>4 BEDROOMS</b>		<b>2 BATHROOMS</b>
	<b>DOUBLE GARAGE</b>		<b>FAMILY GARDEN</b>		<b>FREEHOLD</b>
	<b>VILLAGE</b>		<b>2656 SQ FT</b>		<b>£1,000,000 GUIDE PRICE</b>



## 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

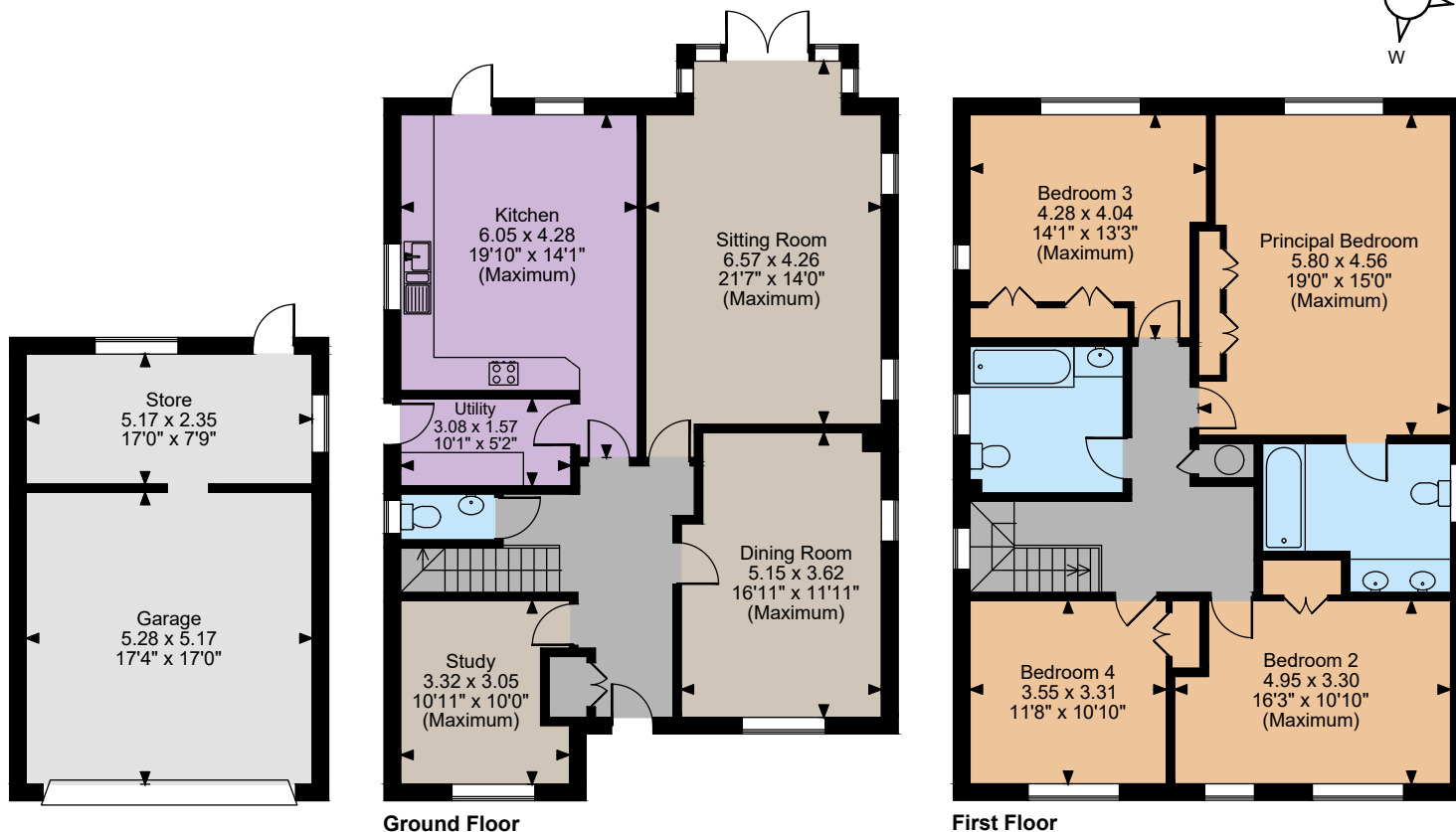
### Key Locations

- 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.

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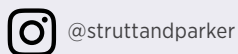
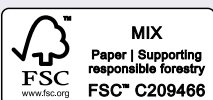
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## Farnham

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