



New Oaks  
Farnham Road, Ewshot

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## Beautifully presented family home with six bedrooms and immaculate outside living

Situated in a small private development behind secure gates sits this substantial 6760 sq.ft, 6 bedroom modern family home with mature grounds of 1.2 acres, swimming pool and annexe.



**6 RECEPTION ROOMS**



**6 BEDROOMS**



**6 BATHROOMS**



**DOUBLE GARAGE/ ANNEXE**



**1.2 ACRES & POOL**



**FREEHOLD**



**RURAL**



**6760 SQ FT**



**GUIDE PRICE  
£2,750,000**



### The property

With an exceptional and versatile living space, New Oaks is a modern six bedroom family home located in a private and convenient location.

Sensibly designed with family living in mind, the property has been completed to a high specification and includes a self-contained annexe.

The generous entrance hall first leads you to the current study, large enough to house a family snug, and then into the bespoke Mowlem & Co of Chelsea kitchen. French windows lead you onto the patio and into the garden from the conservatory area in the kitchen and the utility room is found on the other side. Served by either the entrance hall or the breakfast room, the separate dining room leads to the large drawing room with double doors to the back garden and a working fireplace.

In the basement, there is currently a media room, a gym and a wine store, along with a bathroom and the plant room. The first and second floors are home to six well presented bedrooms, four with en suites. The principal bedroom also benefits from a balcony overlooking the pretty grounds.

The basement, ground and first floors are all served by underfloor heating, the radiators on the second floor, annexe and garage are by way of air source heat pump.

### Outside

The self-contained annexe is found to the right of the property with the garage, with a kitchen and bathroom downstairs and a sitting room and bedroom upstairs with Juliet balcony.

Beyond the garage, there is ample parking to the front of the property and mature planting provides privacy to the front of the house.

New Oaks has outside living in mind, with a garden kitchen, infinity plunge pool, a fire pit and even a sunken seating area, the sun terrace to the rear of the property only adds to the living space while the rest of the garden is private and secluded, including a new Cultivar Greenhouse, an accent 250 year old olive tree. The current owners have also completed a significant landscaping project in recent years, including beautiful herbaceous borders that really shine in the spring and summer, bringing the garden to life.



## 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 3.8 miles
- Guildford 12.8 miles
- London 40.8 miles

## Nearby Stations

- Farnham 3.8 miles

## Key Locations

- Farnham Park
- Frensham Ponds

## Nearby Schools

- St Nicholas School
- Farnham Heath End School
- William Cobbett Primary School
- Potters Gate CofE Primary School





## Floorplans

House internal area 6,760 sq ft (628 sq m)  
For identification purposes only.

## Directions

GU10 5AE

what3words: ///cheese.indicated.flips

## General

Local Authority: Hart District Council

Services: Mains water, electricity, private drainage by sewage treatment plant

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

Council Tax: Band H

EPC Rating: Main House C / Annexe C

Fixtures and Fittings: By separate negotiations

## Farnham

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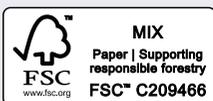
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