



**Selbon**

Residential sales & lettings

Church Lane, Ewshot, Farnham,  
Surrey, GU10 5BD

Offers over £1,000,000 Freehold

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**01252 979300**  
Selbonproperty.co.uk



- 3/4 Bedroom Detached Bungalow
- Overall Plot Measuring Over One Acre
- Two Further Reception Rooms
- Ample Driveway Parking & Double Garage
- Scope to Extend (S.T.P.P)
- Versatile Accommodation Spanning over 2700 Sq.Ft.
- Kitchen/Breakfast Room & Utility Room
- En-Suite to Bedroom One & Family Bathroom
- Heated Swimming Pool
- Village Location

Selbon Estate Agents are delighted to offer to the market this 3/4 bedroom detached bungalow, occupying a mature plot in excess of one acre, situated in the sought-after village of Ewshot.

The property offers spacious and flexible accommodation throughout and benefits from scope to extend S.T.P.P.

The vast entrance hall sets the scene for exploring Silverwood with direct access through a set of French doors into the living room from the hall. The dual aspect living room offers exposed beams, access to the beautifully landscaped gardens and a charming feature walk-in inglenook fireplace.

Further accommodation includes; study with bay window, dining room with French doors leading to the garden, a spacious bespoke kitchen/breakfast room cloakroom and a utility room.

The kitchen offers a functional island, granite worktops, built-in bosh induction hob, double oven, dishwasher and plenty of additional appliance space.

The accommodation is finished with four generous bedrooms (bed 4 currently used as the dressing room). Each bedroom benefits from built-in wardrobes and three of the rooms offer beautiful bay windows. The main bedroom offers en-suite facilities. The property also offers plenty of storage and a family bathroom.

The property occupies a mature plot approaching one acre and offers a private and secluded location with woodlands to the rear and a generous garden to the front. The beautifully landscaped grounds are mainly laid to lawn with a mixture of flower, shrubs, mature hedges and trees throughout. At the rear of the property a large patio area ideal for al fresco dining overlooks the garden. Within the garden a pathway leads to a wooden pool house which contains a heated endless pool, a changing room and shower. The rear garden is finished with a small pond situated near the patio area and access to woodlands is found at the bottom of the garden.

At the front of the property, you have ample driveway parking which leads to a double garage.

































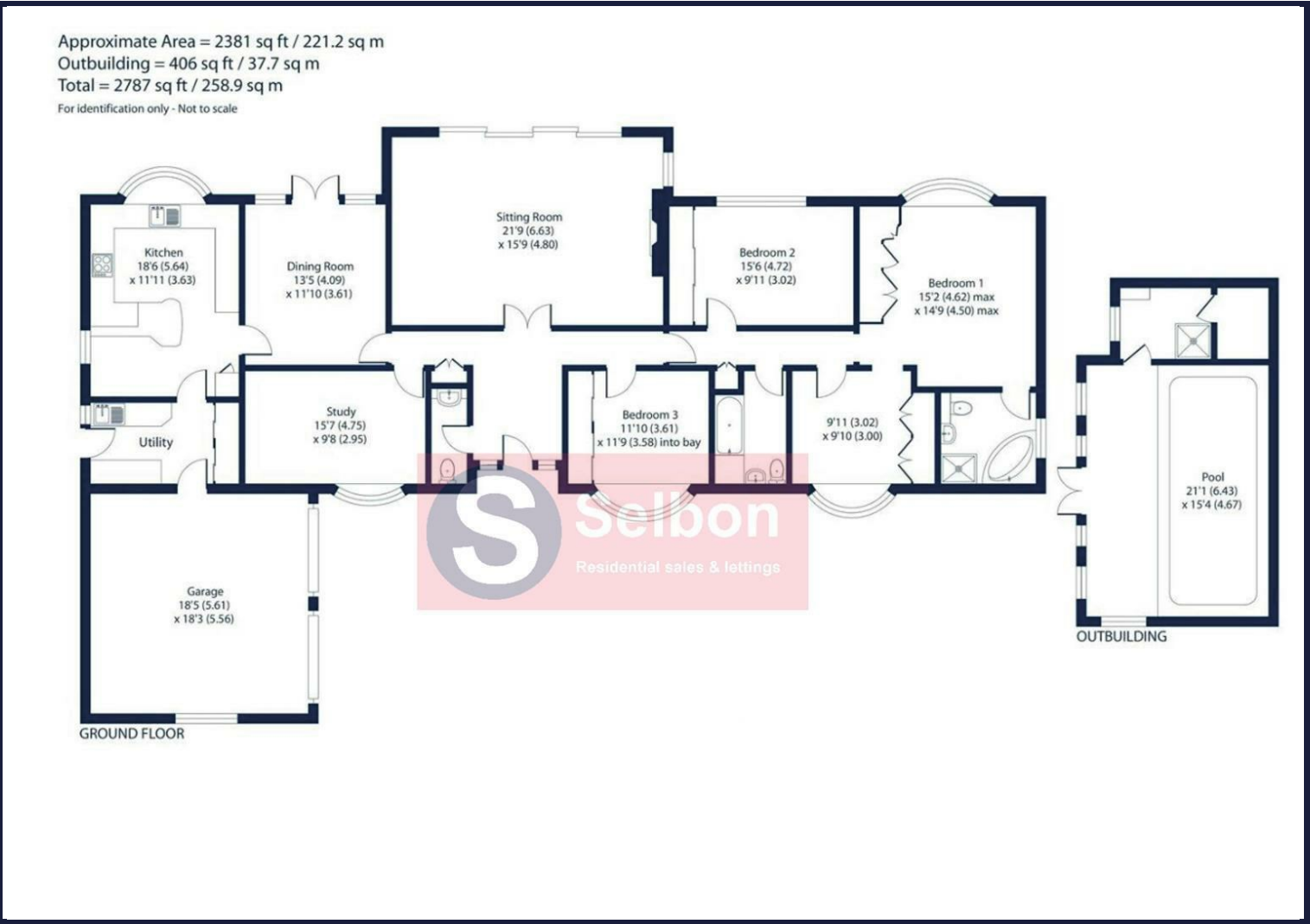








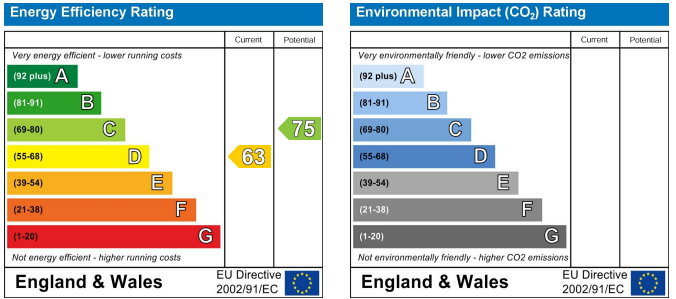
Floor Plans



Area Map



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: G

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