



**Selbon**

Residential sales & lettings

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

Guide price £950,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Four Bedroom Detached Family Home
- Living Room, Dining Room & Orangery
- Boot Room & Cloakroom
- Detached Double Garage & Workshop
- Potential to Extend (S.T.P.P)
- Mature Plot Measuring Over 0.6 Of An Acre
- Kitchen/Breakfast Room & Utility Room
- Family Bathroom & En-Suite to Bedroom One
- Ample Driveway Parking
- Vacant Possession on Completion

Selbon Estate Agents are delighted to offer to the market this stunning family home offering versatile accommodation and occupying a mature plot measuring in excess of 0.6 of an acre, situated in the village of Ewshot.

The property was built in the mid-eighties and features mock exposed beams and character features internally. On entering the property you are welcomed into a reception hallway with stairs to the first floor with storage cupboard below and a cloakroom.

The principle accommodation includes; living room with inglenook fireplace with log burner which opens to a generous dining room. A particular feature of the property is the stunning orangery with vaulted ceiling and bi-folding doors to the garden. The kitchen is fitted with a range of cupboard and drawer units with bespoke Granite work surfaces. Built in double oven, induction hob with extractor over and dishwasher. Space for fridge/freezer and microwave. From the kitchen there is a boot room and utility room. The utility room is also fitted with the same range of units and worktops as the kitchen.

To the first floor the galleried landing leads to the four bedrooms and family bathroom. Bedroom one benefits from an en-suite shower room.

The charming Westerly facing woodland garden is laid to lawn with an array of mature planting and shrubs. Feature ornate wildlife pond and patio area immediately to the rear of the property. An array of wildlife can also be seen in the garden from birds, foxes and deer.

There is a detached double garage as well as a workshop to the rear.

The sweeping driveway leads to parking for ample vehicles and leads to the double garage. The front garden is mainly laid to lawn with mature planting and shrubs.

We are advised that there is a pump system on the property that takes away sewerage, which is usually serviced in July/August with a second visit usual in January/February. The system is automated and empties to the main sewer at the top of the drive when required.















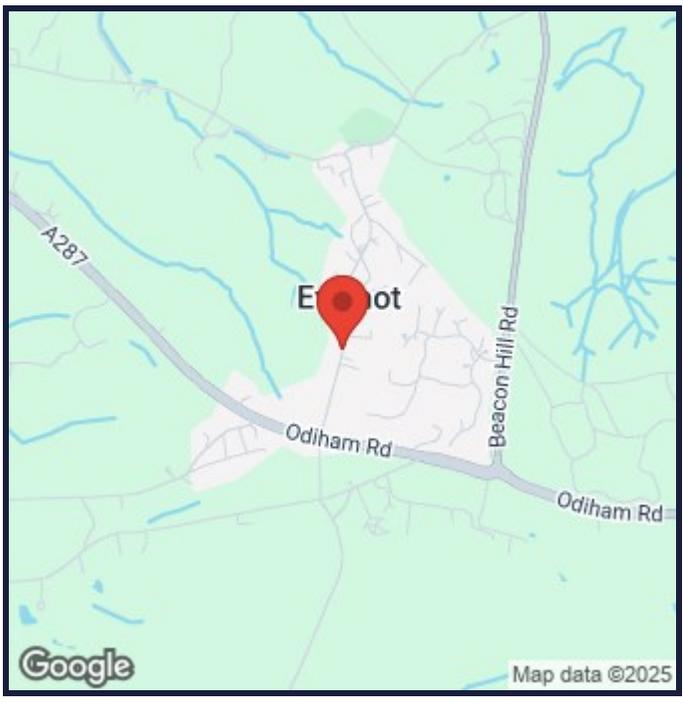
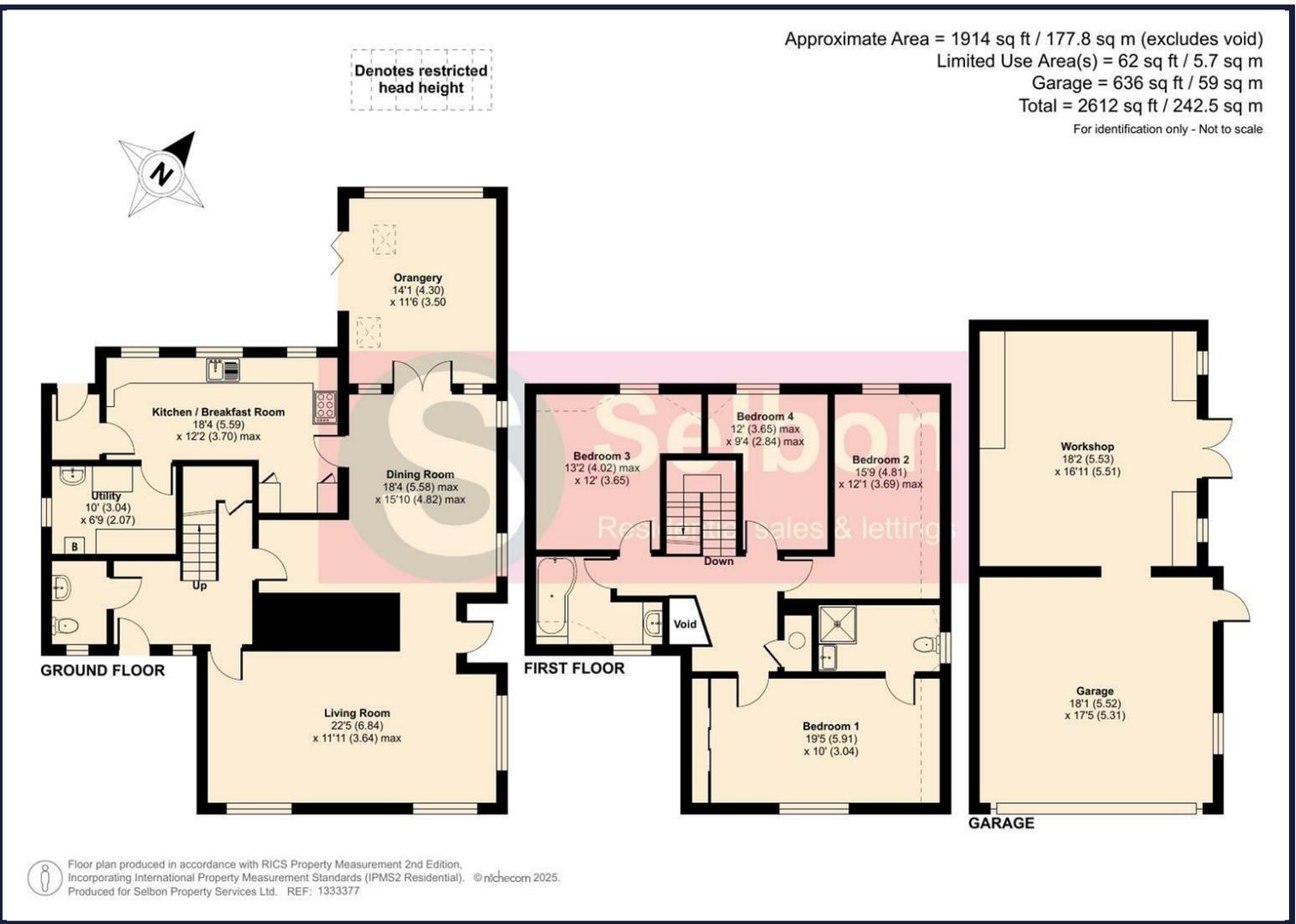




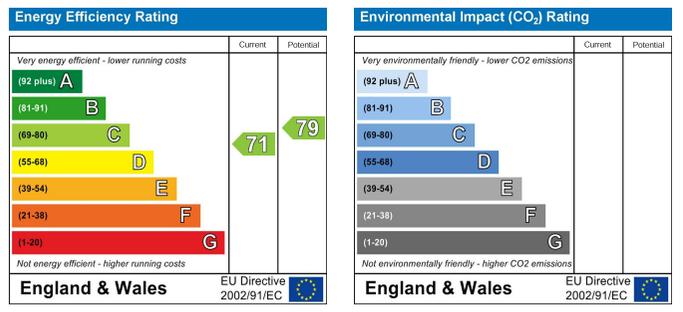


Floor Plans

Area Map



Energy Performance Graph



Viewing

Council Tax Band: G

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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