



Handsome property with far reaching southerly views

**Marks, Heath Lane, Ewshot, Farnham, GU10 5AH**

Freehold









4 Reception rooms • Family kitchen • Principal bedroom suite • 5 Further bedrooms (2 en suite) • Triple car port with 1st floor office/studio • Double Garage • Gated driveway • Landscaped garden with views & pool

#### Local information

The village of Ewshot is situated on the Surrey/Hampshire border north of the Georgian market town of Farnham. Ewshot has a church, village hall and public house. The neighbouring village of Crondall provides further day to day facilities with a village shop/Post Office, two churches, a choice of public houses, cricket ground, golf club and private hospital.

The attractive Georgian market town of Farnham is about 4 miles away and offers a range of branded and independent shops and supermarkets including Waitrose. There are a number of coffee shops and restaurants in the town and on the picturesque Castle St and Lion and Lamb Yard. The town plays host to monthly and seasonal markets and the centrally located Malting Arts Centre offers theatre, film and crafts.

The county town of Guildford further provides a full range of shopping, recreational and cultural pursuits.

There are mainline stations at Farnham (from 53 minutes) and Winchfield (from 49 minutes) both providing a direct service to London Waterloo. Road connections are excellent with the M3 (Junc. 5) and the A31 both providing swift access to the national motorway network as well as Heathrow, Gatwick and Southampton airports, London and the South Coast.

There are a number of highly regarded schools in the area, including a Montessori nursery school, highly acclaimed C of E primary school in Crondall, Church Crookham Junior School, Folly Hill Infant and juniors in Farnham. Fee paying schools in the area include Edgeborough, Frensham Heights and More House Schools in Frensham, Lord Wandsworth College in Long Sutton.

Recreational and sporting opportunities include tennis at the David Lloyd Centre in Farnham. Local golf courses include Farhnam, Crondall, Hankley Common and Hindhead. There is also racing is held at Goodwood and Sandown Park, polo at Cowdray Park in Midhurst and sailing at both Chichester Harbour and nearby Frensham Ponds.

For outdoor enthusiasts, this part of Surrey offers excellent walking, cycling and riding opportunities directly accessible from the property and also across nearby countryside including Thursley Common, Hankley Common, Bourne Woods and Alice Holt Forest and Frensham Great and Little Ponds.

#### About this property

Marks is a substantial detached family house, with light and well-proportioned accommodation, which offers interesting informal and traditional entertaining space throughout.



The property offers spacious and flexible living accommodation with grand proportions and many of the rooms enjoying excellent views of the garden and southerly treetop views beyond.

The reception hall welcomes you into the heart of the property and gives access to the reception rooms, which have generous ceiling heights and proportions.

There is a formal double aspect drawing room with double doors opening out to the garden, and a study provides a connection through to the family kitchen.

The family kitchen and connecting sitting room combined are a fabulous feature of the house. Both feature bifold doors that open out to the terrace on the south side which enables this whole living space to be wonderfully bright. The kitchen is fitted with traditionally styled cabinetry with granite worktops and a central island and breakfast bar seating. There is generous space for informal everyday dining, taking in the glorious view.

Neighbouring the kitchen is a walk-in pantry and also a utility and boot room area.

The first floor comprises a principal bedroom which has a Juliette balcony that enjoys the garden and far reaching view filling the room with light. This bedroom also benefits from a dressing room and en suite bathroom which is well appointed with walk in shower, bath and double sinks.

There are two further en suite bedrooms, three further bedrooms and a family

bathroom.

Outside the property is approached via an extensive drive which creates a great sense of seclusion. To the front of the property there is a gravel turning area which provides ample parking in addition to an oak framed barn style triple car port with a first floor studio/office and gym. There is also a detached double garage.

The grounds surround the property on all sides, extending to around 1.74 acres. To the rear is a terrace/balcony, which is a perfect vantage spot to entertain, dine and relax and enjoy the distant views, the landscaped gardens and pool.

The gardens are mainly laid to lawn, bordered by a pretty backdrop of Rhododendrons and mature native attractive trees.

Additionally, there is an area of woodland belonging to the property, offering the garden great privacy in a setting which is a real delight.

Services: Mains electricity, gas and water. Private drainage.

**Tenure**

Freehold

**Local Authority**

Hart District Council

**Viewing**

Strictly by appointment with Savills









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**Gross internal area (approx)** 3639 sq ft / 338.1 sq m  
**Outbuildings** 1174 sq ft / 109.1 sq m  
**Total** 4813 sq ft / 447.2 sq m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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