



## Stylishly refurbished modern family house

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

£1,500,000 Freehold





Excellent open plan family kitchen & living • 2 Further reception rooms • Vaulted principal bedroom suite • 4-5 Further bedrooms • 2 Bath/shower rooms • Driveway & integrated garage • Mature & landscaped garden

#### 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 four 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.

Main line stations at Fleet and Farnham and both towns offer a frequent service to London's Waterloo in under the hour. Road connections are excellent with the M3 (Junc. 5) and the A31 both providing swift access to the national motorway network,

London and also 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.

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

Maywood is located on a mature tree lined residential road with an excellent collection of detached home on mature plots. The property is an excellent example of a stylish refurbishment of a modern family house which offers comfortable, easy and



bright accommodation boasting 2800 sq feet. The interiors are attractively presented with high specification room detail, fittings and design throughout, including a Amtico signature herringbone floor through much of the ground floor.

A central attractive open porch leading to a welcoming entrance hall. There is a wonderfully bright sitting room with a gas fire with a stone fireplace surround and double doors which open to the garden terrace. An additional reception room provides for a tv room/den.

A fabulous feature of the ground floor is the excellent open plan kitchen, family dining and sitting room. The kitchen features contemporary style cabinetry with quartz work tops and antiqued glass splash back, feature an island with breakfast bar seating and built in appliances. The family sitting area of this open plan space has bi fold doors on the corner allowing the room to be opened fully to the garden and terrace - perfect for the warmer months. Accessed off the dining area is a utility room where there is access into the garage and out to the side of the property.

On the first floor is the striking principal bedroom. With its vaulted ceiling and full height windows with a view of the garden the room also boasts a dressing room and luxury en suite bathroom.

There are five more bedrooms, three which enjoy a view out to the garden and one which has a vaulted ceiling and is currently being used as a study. These additional bedrooms are served

by a bathroom and a shower room.

Outside, Maywood sits comfortably within its plot of approximately 0.25 of an acre with a pleasant East/West aspect. approached via a five-bar gated entrance leading to ample parking and integral garages. One is a full-sized garage and the other is shorter used for storage, bikes etc.

To the rear is a superb sun terrace accessed from the house with good seating areas ideal for alfresco dining, entertaining and relaxing. The garden features raised flower beds with box hedging and attractive water features. There are steps leading up to the rear garden with a good amount of space and lawn areas and a second patio area with space for seating to catch the evening sun. There is a timber summer house which as power connected to is and there is good outside lighting and the garden is surrounded by mature hedge and trees at boundaries offering good privacy and seclusion.

Services; All mains

**Tenure**  
Freehold

**Local Authority**  
Hart District Council

**Council Tax**  
Band = G

**Energy Performance**  
EPC Rating = C

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills



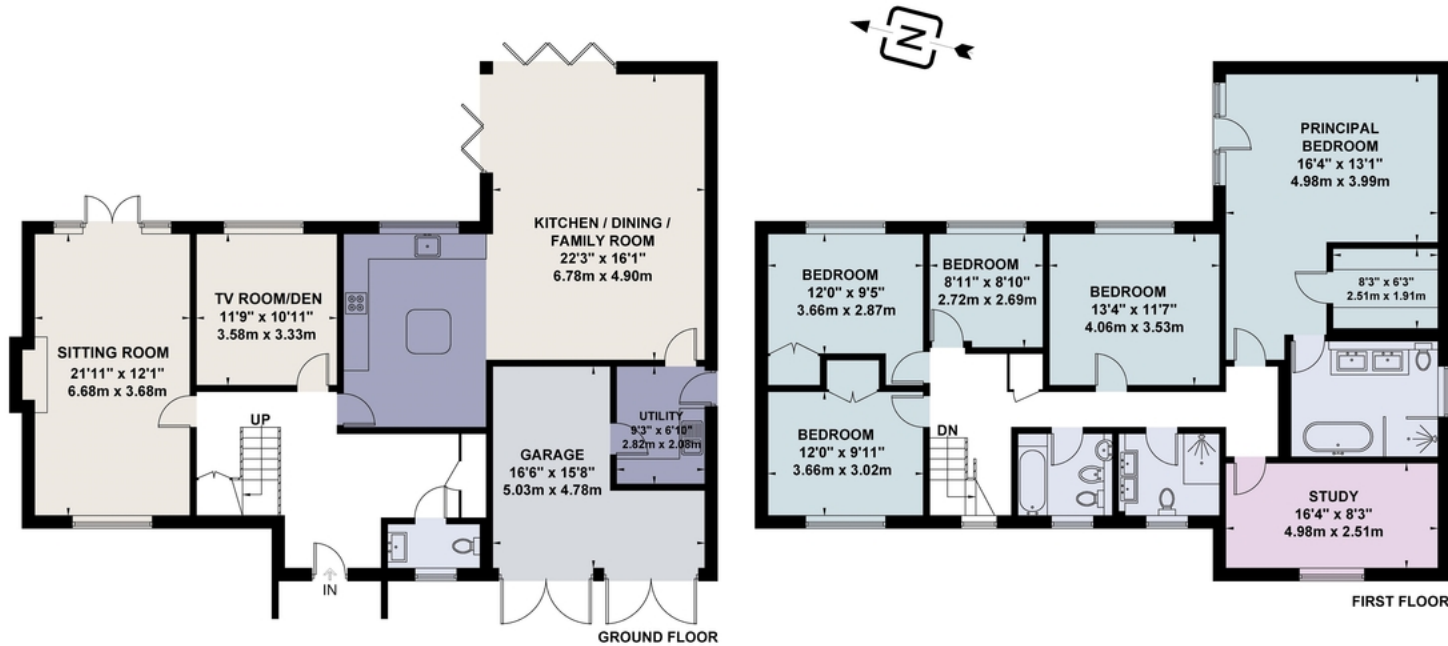


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Gross internal area (approx) 2920 sq ft / 271.3 q m

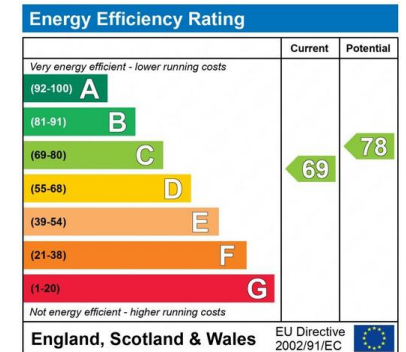
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