



Squirrels Leap

Badger Way | Ewshot | Farnham | GU10 5TE

Asking Price £1,550,000 Freehold

Waterford's W
Residential Sales & Lettings

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Squirrels Leap is a beautifully presented 5-bedroom detached family home set in 0.4 acres of landscaped gardens in the sought-after village of Ewshot. Offering nearly 2,500 sq. ft. of stylish living space, the home features a stunning dual-aspect sitting room with open fireplace, a modern open-plan kitchen, multiple reception rooms, and a luxurious principal suite. Surrounded by countryside and just minutes from Farnham and major transport links, this exceptional property combines rural tranquillity with modern convenience.

- Exceptional 5-bedroom detached home
- Prime 0.4-acre plot with beautifully landscaped gardens
- Impressive 24-ft sitting room with dual aspect, herringbone flooring, and feature fireplace
- Light-filled garden room with French doors opening onto a large rear patio
- Contemporary 22-ft kitchen/breakfast room with integrated appliances
- Versatile layout with multiple reception rooms
- Elegant principal suite with extensive fitted wardrobes and luxury en suite
- Generous gravel driveway with dual access and integrated 4-car garage
- Sought-after Ewshot village location
- Fast rail connections from nearby Farnham and Fleet station

Squirrels Leap – A Refined Family Residence in a Secluded Village Setting





Nestled at the heart of a peaceful 0.4-acre plot, Squirrels Leap is an elegant and generously proportioned detached family home offering nearly 2,500 sq. ft. of beautifully appointed living space across two light-filled levels. Showcasing rich wooden internal joinery and warm wood flooring throughout much of the ground floor, this home blends timeless craftsmanship with modern comfort.

At the heart of the home lies the stunning 24-ft dual-aspect sitting room, featuring herringbone flooring and a magnificent brick-built open fireplace — the perfect focal point for cosy evenings. Bi-fold doors open to a bright and inviting garden room, which enjoys a sunny aspect and French doors to the rear patio, ideal for effortless indoor-outdoor living.

Additional ground-floor highlights include a stylish snug/TV room, a formal dining room, and an impressive 22-ft open-plan kitchen and breakfast area. This contemporary space is fitted with sleek units, under-cabinet lighting, integrated appliances, and a sociable breakfast bar — all complemented by direct access to the garden via French doors.



Upstairs, the home offers five generously sized bedrooms, with flexibility for a home office or study if desired. The principal suite is a true retreat, boasting extensive built-in storage and a luxurious en suite shower room with dual basins and a walk-in shower. A spacious family bathroom, complete with a separate walk-in shower, serves the remaining bedrooms.

Set amid beautifully landscaped grounds, the rear garden offers a tranquil oasis with split-level lawns, paved and gravel terraces, meandering pathways, and vibrant planting beds brimming with perennials and mature shrubs. At the front, a gravel driveway with dual entrances provides ample parking and access to a large integrated garage.

Perfectly positioned in the charming village of Ewshot, on the Surrey/Hampshire border, Squirrels Leap enjoys a unique setting opposite Caesars Camp — 500 acres of scenic common land ideal for walking, cycling, and enjoying nature. A bridleway from the estate offers a pleasant 10-minute stroll to the local pub and



church, while the nearby village of Crondall provides a shop, two pubs, an "Outstanding"-rated primary school, and community amenities.

The vibrant Georgian town of Farnham is just 3.5 miles away, offering a wealth of shopping, dining, leisure, and educational options, with fast rail connections to London Waterloo. The M3, A31, and A3 offer excellent road links to London, the airports, and the South Coast, while renowned private schools including Frensham Heights, Lord Wandsworth College, and St Nicholas' are all within easy reach.

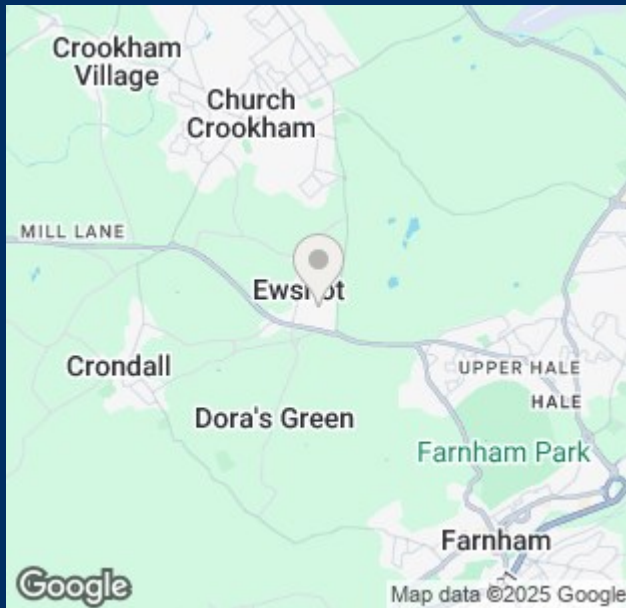
Waterfords are delighted to represent this lovely family home, and viewings are highly recommended to truly appreciate the potential of this home and surrounding areas.

Disclaimer: This Information has been obtained and provided by the Property Owner

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Squirrels Leap, Badger Way, Ewshot
Main House internal area 2,418 sq ft (225 sq m)
Garage internal area 651 sq ft (60 sq m)
Outbuilding internal area 196 sq ft (18 sq m)
Total internal area 3,265 sq ft (303 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

39 The Hart Centre
 Fleet
 Hampshire
 GU51 3LA
 01252 623333
fleet@waterfords.co.uk