



# Squirrels Leap

Badger Way | Ewshot | Farnham | GU10 5TE

Price Guide £1,500,000      Freehold

*Waterford's* W  
Residential Sales & Lettings



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## 'Squirrels Leap'

5-Bedroom Detached Family home set in a forest of trees in the village of Ewshot, Hampshire.

Close to historic Farnham with excellent Primary and Secondary schools nearby.

Ten minutes walk to the local pub.

A country retreat with lovely large garden, plus room in garage for 4 cars.

- Exceptional 5-bedroom detached home, with multiple reception rooms – perfect for entertaining
- Prime 0.4-acre plot with beautifully landscaped gardens • New Solar Panels with Battery – providing free electricity all summer
- Local Primary and Secondary schools with a Good/Outstanding record
- Light-filled garden room with French doors opening onto a large rear patio
- Large gravel driveway with dual access and integrated 4-car garage
- Contemporary 22-ft kitchen/breakfast room and Utility room all with integrated appliances, including drinks fridge and cocktail cupboard
- New Solar Panels with Battery – providing free electricity all summer
- Impressive 24-ft sitting room with dual aspect, oak herringbone flooring, and feature open log burning fireplace – cosy in winter.
- Elegant principal suite with extensive fitted wardrobes and luxury en suite
- Fast rail connections from nearby Farnham and Fleet stations

Squirrels Leap – A Refined Family Residence in a Secluded Village Setting with access to extensive open countryside and







walks

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

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 large gravel driveway with dual entrances provides ample parking and access to a large integrated 4 car garage, ideal for the car enthusiasts.

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.

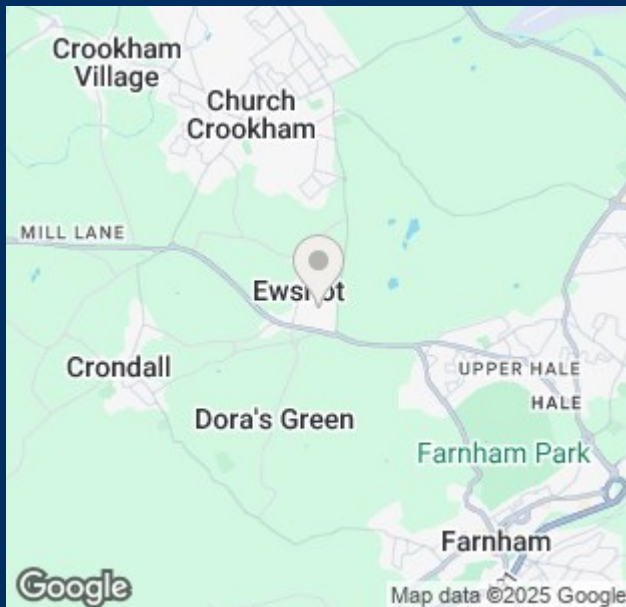
Waterfords are delighted to represent this lovely family home, and viewings are highly recommended to truly appreciate the potential of this home and surrounding areas.

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

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on . We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





**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
(55-68) D	79
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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