



School Lane | Ewshot | Farnham | GU10 5BN

Asking Price £375,000 Freehold

Waterford's W
Residential Sales & Lettings

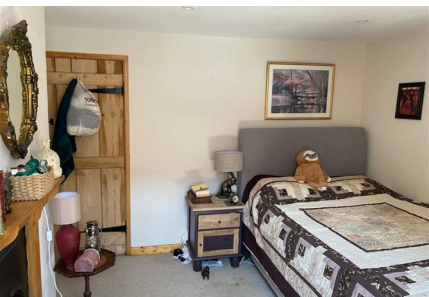
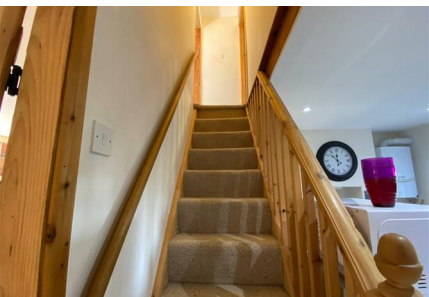
School Lane | Ewshot
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A beautifully restored late Victorian cottage in the heart of Ewshot, offering charming period features, a stylish modern kitchen, two double bedrooms, and a South/West-facing garden with stunning countryside views – all just steps from the village pub and minutes from Farnham.

- Charming late Victorian brick-and-slate cottage
- South/West-facing rear garden with uninterrupted countryside views
- Stylish re-fitted kitchen with solid wood worktops
- Double-glazed windows and doors plus gas-fired central heating
- Walking distance to Windmill Pub and St Marys Church
- Peaceful edge-of-village location
- Original latch doors, deep skirting boards, and a log burner
- Two generous double bedrooms with pleasant views over garden and fields
- Private off-road parking space for one vehicle
- Easy reach of Farnham's historic market town and excellent transport links

This beautifully restored late Victorian brick-and-slate cottage offers a rare opportunity to own a piece of village charm in one of the area's most sought-after locations. Quietly positioned on the edge of Ewshot, just 100 yards from the welcoming Windmill pub, the





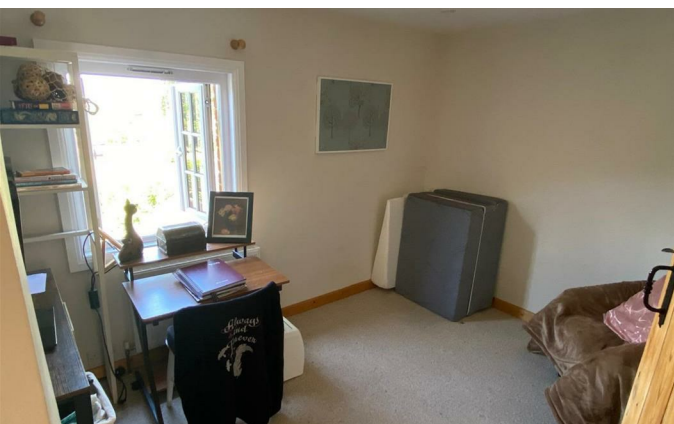
property enjoys a peaceful setting with uninterrupted South/West-facing views over open countryside – the perfect spot for soaking up sunsets from the garden.

Full of character yet thoughtfully modernised, the cottage blends period features with contemporary comfort. Original latch doors, deep skirting boards, and a wide open fireplace with a log burner set the tone for cosy evenings. The stylishly re-fitted kitchen pairs solid wood worktops with sleek cabinetry and opens onto a light-filled rear lobby leading to the bathroom. Upstairs, two generous double bedrooms offer charming outlooks – Bedroom 2 capturing sweeping views over the garden and fields beyond.

Practical touches enhance its appeal, including double-glazed windows and doors, gas-fired central heating, off-road parking for one vehicle, and all mains services. The rear garden is a private haven – with established planting, and those uninterrupted rural vistas – ideal for al fresco dining or quiet contemplation.

This delightful cottage is the perfect blend of rural charm and modern comfort, ideally located for village life yet within easy reach of Farnham's bustling centre.

Ewshot, a quaint village nestled between Church Crookham and the historic market town of Farnham, offers a unique glimpse into the tranquil charm of country life. Surrounded by lush green fields and rolling hills, Ewshot is a place where the pace of life slows, allowing residents to embrace a close-knit community and the natural beauty that defines rural living. With a rich history dating back centuries, Ewshot boasts an array of picturesque cottages and traditional farmhouses that reflect its agricultural



roots. The village is characterised by its serene landscapes, dotted with vibrant wildflowers and ancient trees, creating a perfect backdrop for leisurely walks and outdoor activities.

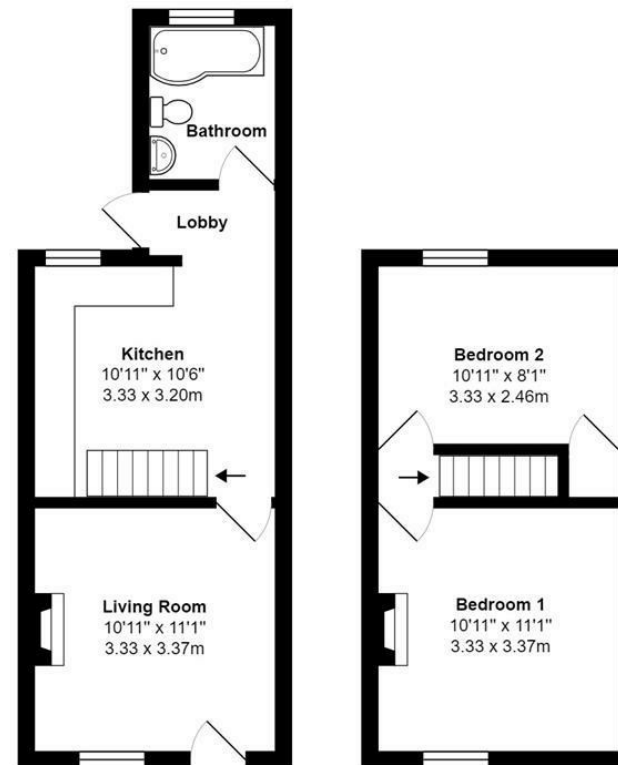
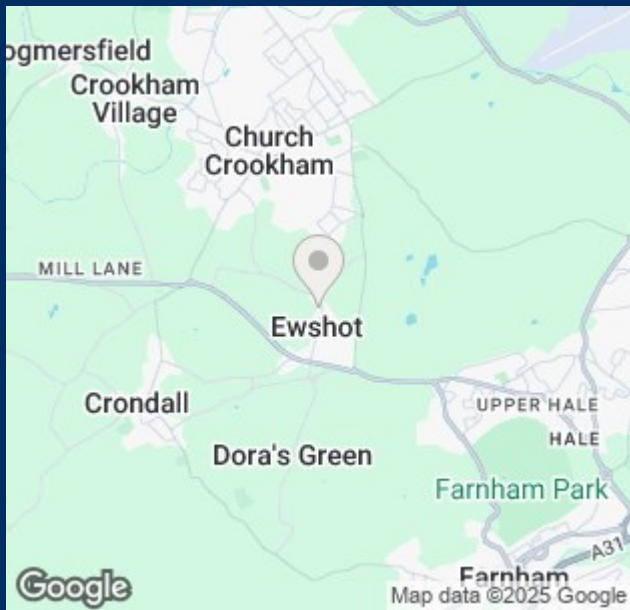
Waterfords are delighted to represent this lovely cottage, and viewings are highly recommended to truly appreciate the beauty of this home and surrounding areas.

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

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Total Area: 545 ft² ... 50.6 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	68	
(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	

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