



Royston Drive | Ewshot | Farnham | GU10 5DH

Asking Price £710,000 Freehold



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A beautifully presented four-bedroom, three-bathroom semi-detached home arranged over three floors, offering a superb kitchen/dining room, spacious living accommodation, a luxury principal suite, driveway parking and garage, all set in a convenient yet tucked-away location just off Ewshot Lane close to Fleet.

- Four-bedroom semi-detached home arranged over three floors
- Stunning kitchen/dining room with integrated appliances
- Separate study / family room ideal for home working
- Two en-suites plus a modern family bathroom
- Driveway parking, single garage and EV charging point
- Immaculately presented and finished to a high standard throughout
- Spacious rear living room with French doors to the garden
- Luxurious principal bedroom with dressing room and en-suite
- Underfloor heating throughout the ground floor
- Tucked away just off Ewshot Lane behind Redfields Garden Centre, close to Fleet and M3 links





A beautifully presented four-bedroom, three-bathroom semi-detached family home, offering spacious, modern accommodation arranged over three floors and finished to an exceptional standard throughout.

The property is approached via a block-paved driveway providing off-road parking and access to a single garage. The front door opens into a welcoming central hallway, giving access to all principal ground floor rooms, a downstairs cloakroom, and an internal door through to the garage.

The kitchen/dining room is a true highlight of the home, fitted with a contemporary range of sleek units and a comprehensive suite of integrated appliances, including oven, hob, extractor, fridge, freezer and dishwasher, all set beneath generous worktop space — perfect for both everyday living and entertaining. To the rear, the bright and spacious living room enjoys French doors opening directly onto the garden, creating a seamless flow between indoor and outdoor living. In addition, there is a separate study/family room, ideal for home working, a playroom or snug. The entire ground floor further benefits from the comfort and efficiency of underfloor heating.



On the first floor are three well-proportioned bedrooms, including a bedroom with en-suite shower room, alongside a stylish family bathroom serving the remaining rooms.

The second floor is dedicated to a superb principal bedroom suite, featuring a generous double bedroom, a walk-in dressing room and a beautifully appointed en-suite shower room, creating a luxurious private retreat.

The rear garden is mainly laid to lawn with a paved patio area directly behind the property, ideal for al fresco dining and entertaining. To the front, the driveway provides parking in front of the garage, which also benefits from an EV charging point for added convenience.

Royston Drive is ideally positioned just off Ewshot Lane, tucked away behind Redfields Garden Centre, in a highly convenient yet discreet setting close to Fleet. This sought-after location offers





the best of both worlds — peaceful surroundings with excellent access to local amenities and transport links. Fleet town centre is just a short drive away and provides a wide range of shops, cafés, restaurants, leisure facilities and supermarkets, along with highly regarded schools and excellent healthcare services. Fleet's mainline railway station offers fast and frequent services to London Waterloo in around 40 minutes, making the area particularly popular with commuters. Surrounded by open countryside, woodland walks and bridleways, including nearby access to Fleet Pond Nature Reserve and Alice Holt Forest, the location is ideal for those who enjoy outdoor pursuits while still benefiting from excellent connectivity and everyday convenience.

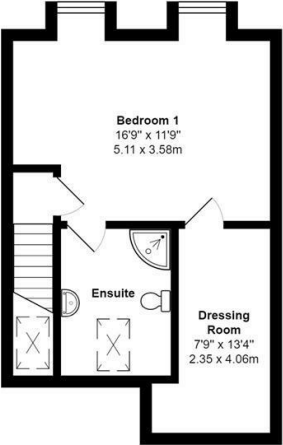
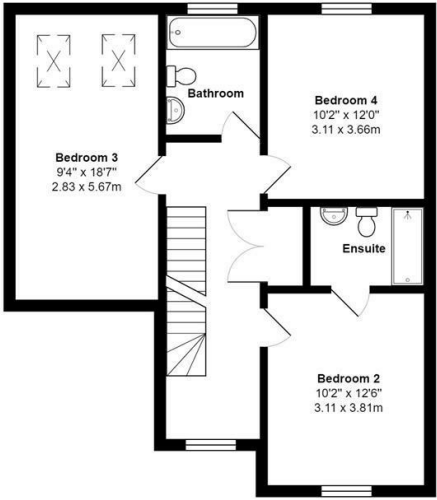
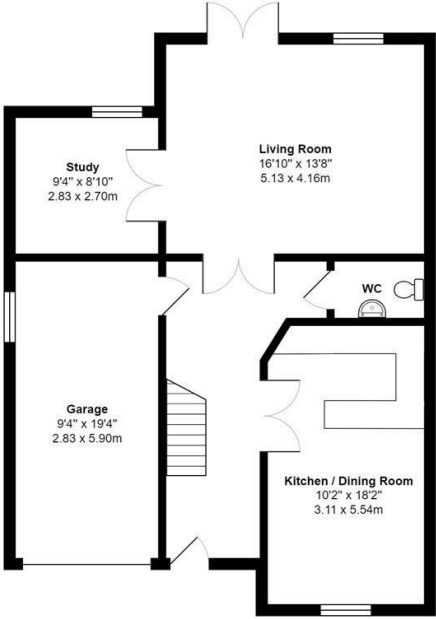
Waterfords are delighted to bring this attractive bungalow to the market, and early viewings are highly recommended to fully appreciate both the property and its desirable surroundings.

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.





Total Area: 1977 ft² ... 183.6 m²
All measurements are approximate and for display purposes only

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