



Apple Tree Cottage  
Heath Lane, Ewshot, Farnham, Surrey

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# Apple Tree Cottage

## Heath Lane, Ewshot, Farnham, Surrey, GU10 5AW

A splendid four-bedroom bungalow with a substantial garden and swimming pool, situated in a peaceful setting in Ewshot/Crondall village

Crondall 1 mile, Farnham and mainline station 3 miles (London Waterloo from 53 minutes), Fleet station 5.2 miles, Guildford 12 miles, London 40 miles

Porch | Sitting room | Conservatory | Dining room | Kitchen | Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms | Family bathroom | Double garage | Garden | Swimming Pool | EPC rating E

### The property

Apple Tree Cottage is a delightful detached period bungalow, offering four bedrooms and plenty of original details, including exposed timber beams and brickwork, whilst outside there is a beautiful, peaceful garden.

The main reception room at the heart of the home is the sitting room with its wooden flooring, timber beams overhead and brick-built fireplace, which is fitted with a woodburning stove. There is also a dining room and a sunny conservatory with a south-facing aspect and French doors opening onto the garden. The kitchen provides fitted units to base and wall level, terracotta floor tiles, as well as integrated appliances and a breakfast bar.

The generous principal bedroom has built-in storage, French doors opening onto the pool area and an en suite bathroom with separate shower unit. There are three further double bedrooms, two of which have fitted wardrobes, plus a family bathroom with a separate shower.

### Outside

At the front of the property, the gravel driveway provides access to the detached double garage for covered parking and home storage. The wrap-around garden includes rolling lawns dotted with mature trees and bordered by established hedgerows, while there is also an outdoor swimming pool, with a paved sun terrace on which to relax and enjoy al fresco dining.

### Location

Apple Tree Cottage is situated on the edge of Ewshot, on the Surrey/Hampshire border between Crondall and Farnham. Ewshot merges into Crondall and the village shop is less than a mile away from the property. There are also two pubs, an 'Outstanding' Ofsted-rated primary school, recreation ground, village hall and beautiful 12th century church.

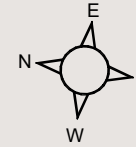
The Georgian market town of Farnham offers an excellent range of boutique and high street shopping, a growing number of cafes, bars and restaurants and a Reels Cinema. Recreational facilities include several yoga and Pilates studios, gyms and well regarded golf courses nearby. There is a good choice of private schools in the area including St Nicholas' School and Lord Wandsworth College.

Communications are convenient with Farnham's mainline station, with services to London Waterloo within three miles, and the A31/A3/M25 providing access to London, Heathrow, Gatwick and the South Coast. Junction 5 of the M3 is just seven miles away.





Floorplans  
 House internal area 1,623 sq ft (151 sq m)  
 Garage internal area 294 sq ft (27 sq m)  
 Total internal area 1,917 sq ft (189 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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### Directions

From Farnham, take Castle Street north away from the town centre and continue onto Castle Hill and then Folly Hill. Continue straight ahead at the roundabout, and then turn left onto the A287/Odiham Road. Take the first exit at the roundabout to stay on the A287 and then turn left onto Heath Lane. You will find the property on the left after 0.6 miles.

### General

**Local Authority:** Hart District Council  
**Services:** All main services  
**Council Tax:** Band G  
**Fixtures and Fittings:** By separate negotiation  
**Tenure:** Freehold  
**Guide Price:** £925,000

### Farnham

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