



ESTATE AGENTS



Beacon Hill Road, Ewshot, Surrey

Price Guide £1,400,000

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Vine Cottage is a substantial, period detached family home, tucked away at the end of a gravel driveway and positioned on a secluded plot approaching an acre.

This property retains an abundance of charm and character, despite being extensively enlarged and improved over the years, with many exposed timbers and solid oak floors.

To the ground floor, the front door opens into a spacious entrance hall with doors leading to all principle rooms. One of the outstanding features to this fabulous home is the stunning farmhouse style kitchen, fitted with a range of units and an expanse of granite work surfaces, flagstone flooring, and an Aga range cooker. Furthermore, the internal oak bi-fold doors lead to a sitting room which has stunning views over the rear garden. There is also a further reception room, which is currently used as a study. To the side of the property there is further space providing versatile living that could be used as a separate self-contained annexe. Currently the annexe accommodation comprises of a family room, utility room, a separate bedroom and a shower room.

To the first floor, there are five double bedrooms, including an impressive light and airy dual aspect master bedroom with a large en-suite. The four remaining bedrooms are served by a family bathroom, with featured vaulted beamed ceiling.

In addition to the main property, there is ancillary accommodation over the barn style garaging comprising of a large living room/bedroom and en-suite shower room. Below you will find two covered bays for parking and an enclosed workshop. There is also a room suited as a home office to the rear of the workshop.

Outside, the property is approached via a gravel drive which leads to a large parking area and turning circle, giving access to the garaging. The established and well kept grounds are a particular feature of the cottage with many attractive aspects, including a paved terrace, pergola and a further outbuilding previously used as a gym. The garden is predominately laid to lawn with mature flower, shrub and tree borders and a well-stocked orchard adjoining open countryside.

Freehold
Council tax band G

- Period home with ample charm and character
- Panoramic far-reaching views
- Wonderful farmhouse-style kitchen
- Detached garage/car port with annexe above
- Delightful garden approaching an acre
- Oil fired central heating
- Driveway parking for several vehicles



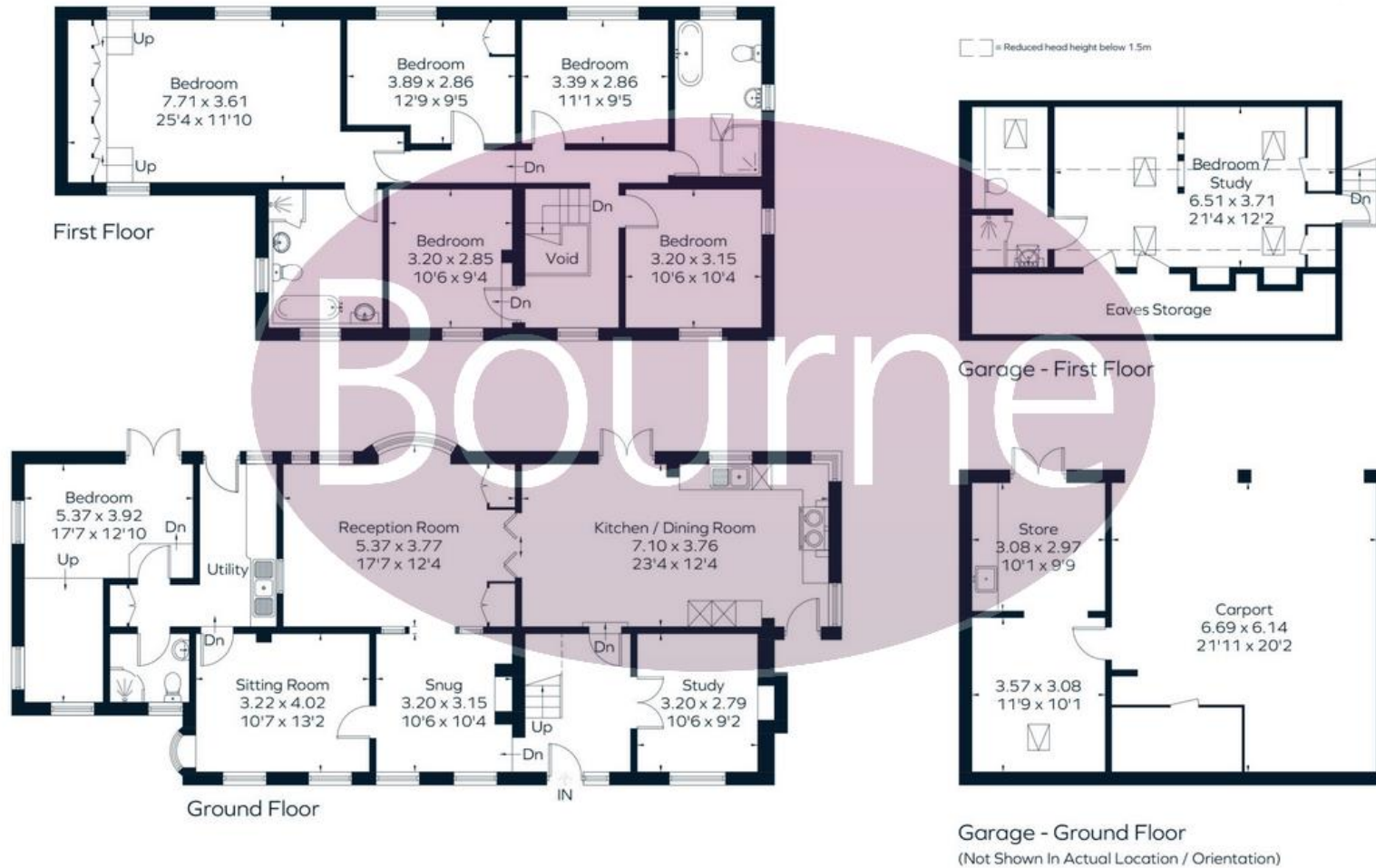
Floorplan

Approximate Area = 220.6 sq m / 2374 sq ft

Garage = 51.9 sq m / 559 sq ft

(Excluding Eaves Storage / Carport)

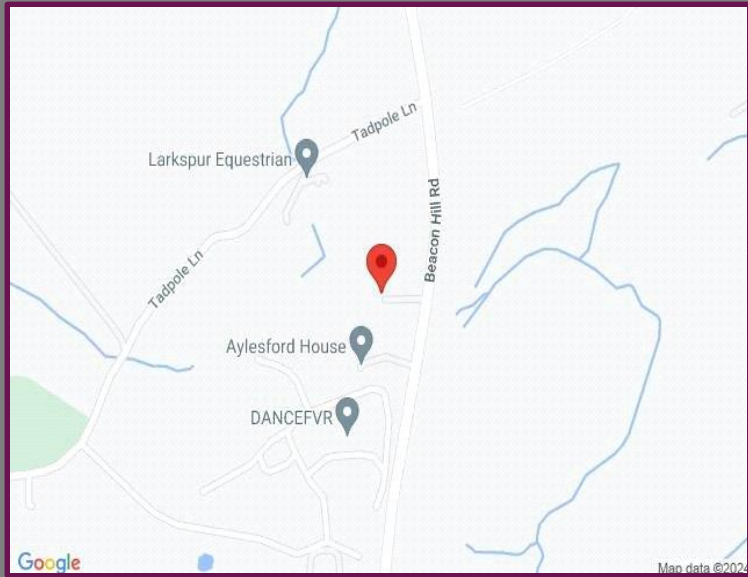
Total = 272.5 sq m / 2933 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

Location

Located close to the attractive Hampshire village of Crondall, where there are 2 pubs and a popular village store. The popular market town of Farnham, 10 minutes' drive away, has a bustling town centre. The fastest train to London Waterloo (42 minutes) is from Fleet mainline station. There are further train services from both Farnham and Hook.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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