

Church Lane | Ewshot | Farnham | GU10 5BD

Asking Price £1,200,000

Freehold

Waterfords
Residential Sales & Lettings

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Farnham | GU10 5BD
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A substantial four-bedroom detached family home set within an impressive 0.58-acre plot in the sought-after village of Ewshot. Offering approximately 2,009 sq ft of well-presented accommodation, three reception rooms, two bathrooms, an attached garage and detached double garage, the property provides excellent space both inside and out. Offered with the benefit of no onward chain.

- Substantial four-bedroom detached family home
- Approximately 2,009 sq ft of well-presented accommodation
- Two bathrooms
- Attached single garage and ample driveway parking
- Highly sought-after village of Ewshot, surrounded by beautiful countryside
- Set within an impressive 0.58-acre plot
- Three versatile reception rooms
- Well-appointed kitchen with adjoining dining room
- Detached double garage extending to approximately 574 sq ft
- Offered to the market with no onward chain

A substantial four-bedroom detached family home occupying an impressive 0.58-acre plot in the highly sought-after village of Ewshot, offering generous and versatile accommodation, excellent outdoor space and the rare benefit of no onward chain. Well presented and maintained throughout, Tiroen provides approximately 2,009 sq ft of accommodation, together with an attached single garage and a substantial detached double garage of approximately 574 sq ft.

The property is approached via a private driveway, providing ample off-road parking and access to the attached garage, while the extensive grounds create a wonderful sense of space and privacy that is increasingly difficult to find.

Internally, the ground floor is particularly well suited to modern family life, with three separate reception rooms providing considerable flexibility. The principal reception room is a generous space with a feature fireplace and

















attractive views across the gardens, while the additional family room provides an excellent second living space, ideal for relaxing, entertaining or family use. A separate dining room sits adjacent to the kitchen and offers a dedicated area for formal dining.

The kitchen is well appointed and benefits from a range of fitted wall and base units, integrated appliances and space for everyday family dining. There is also access to the outside, while a useful downstairs cloakroom completes the ground-floor accommodation.

Upstairs, the property offers four well-proportioned bedrooms, providing plenty of space for a growing family, guests or home-working requirements. The principal bedroom is a particularly generous double room with en-suite shower room, while bedrooms two, three and four offer excellent flexibility depending on the requirements of the next owners. The floor also benefits from an additional full bathroom and separate WC, helping to accommodate the demands of a busy family household.

Outside is where Tiroen really comes into its own. The property occupies an exceptional 0.58-acre plot, with extensive gardens providing large areas of lawn, established planting and plenty of space for children, entertaining and outdoor enjoyment. The scale of the grounds also offers potential for those looking to further personalise the property, subject to any necessary planning consents.

A major feature is the detached double garage, measuring approximately 20'9" x 17'8", providing an impressive 574 sq ft of additional space. This offers excellent potential for secure vehicle storage, workshop space, hobbies or additional storage, while the attached single garage provides further practical accommodation.

Situated in the picturesque village of Ewshot, Tiroen enjoys a peaceful rural setting whilst remaining conveniently positioned for access to Farnham, Fleet and the surrounding Hampshire and Surrey countryside. Ewshot is particularly attractive for those seeking a village lifestyle, with its scenic surroundings and excellent access to numerous country walks and outdoor pursuits.

For commuters, the nearby towns of Farnham and Fleet provide a comprehensive range of shopping, leisure and educational facilities, with mainline railway services offering connections towards London. The A31 and wider road network also provide convenient access towards Guildford, Winchester and the M3.

Offered to the market with no onward chain, Tiroen represents a rare opportunity to acquire a substantial detached family home with approximately 2,009 sq ft of accommodation, three reception rooms, four bedrooms, two bathrooms, extensive garaging and an exceptional 0.58-acre plot in one of the area's most desirable village locations.

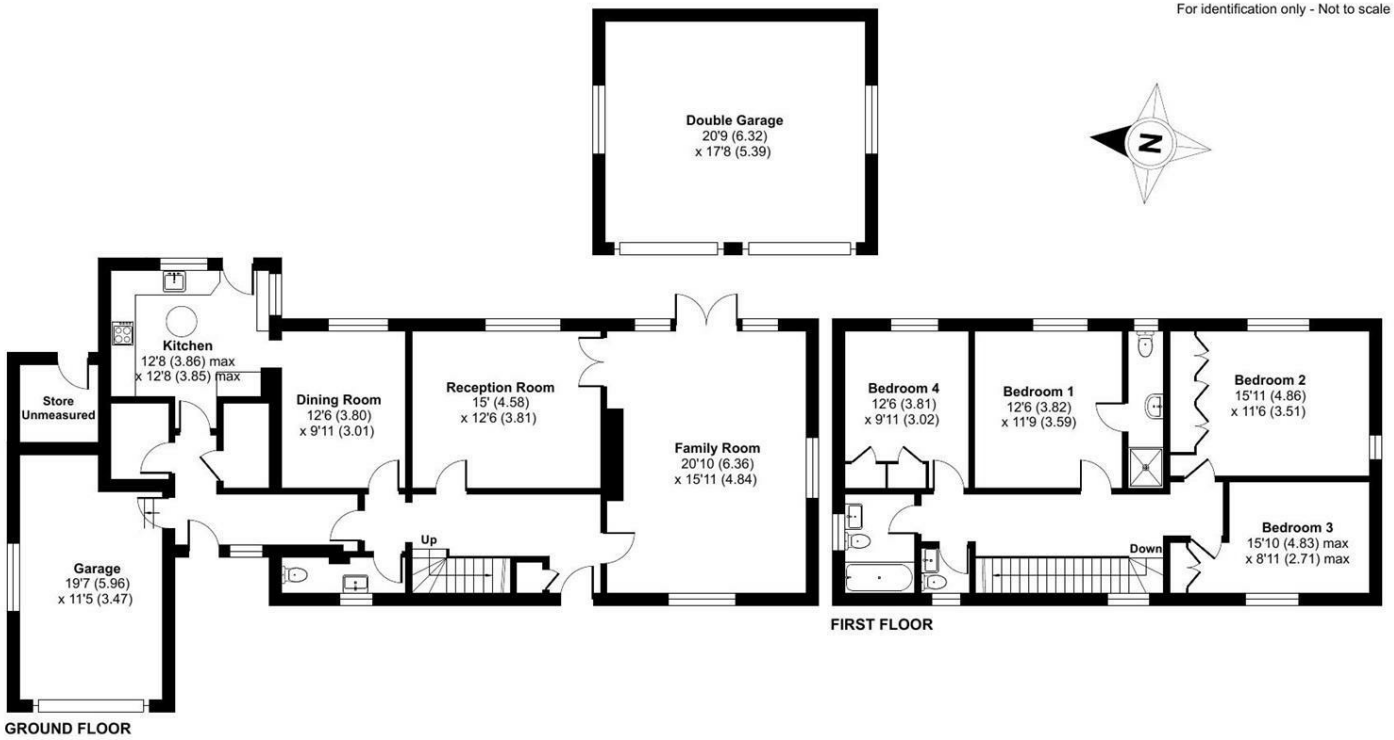






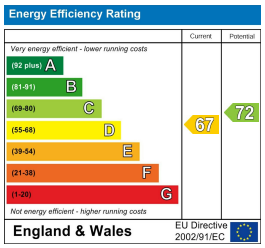
Tiroen, Church Lane, Ewshot, Farnham, GU10

Approximate Area = 2009 sq ft / 186.6 sq m
Garage = 574 sq ft / 53.3 sq m
Total = 2583 sq ft / 239.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Waterfords. REF: 1525978

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