



New Oaks Farnham Road, Ewshot, Farnham, Surrey

STRUTT & PARKER

New Oaks

Farnham Road, Ewshot,
Farnham, Surrey GU10 5AE

Beautifully appointed 6 bedroom
gated country house in an
elevated position with views on
the outskirts of Farnham

Farnham town 2.9 miles,
Farnham mainline station 3.5 miles
(London/Waterloo from 53 minutes),
Fleet 3.9 miles, Guildford 12.7 miles,
London 43.4 miles

Reception hall | Drawing room | Dining room
Sitting room | Kitchen/breakfast/family room
Boot room/utility room with cloakroom
Guest cloakroom | Principle bedroom suite with
dressing room and bathroom
Guest bedroom with en suite bathroom
2 further bedrooms with en suite shower rooms
2 further bedrooms | Family bathroom
Cinema room | Games room/gym
Shower room | Wine store | Plant room
Attic storage | Detached garage block
Cloakroom | Store room | First floor
accommodation | Landscaped gardens
EPC rating D

The property

New Oaks is a thoughtfully designed family
home arranged over four floors providing around
6700 square feet of accommodation created by
Croft Homes Developments Ltd. Set within an
elevated plot in mature landscaped grounds of
about 1.2 acres, New Oaks is a classic gated
country house offering exceptionally spacious
accommodation; comprising generously-
proportioned reception rooms on the ground
floor and versatile entertaining rooms on the
lower ground floor. The six bedrooms, six
bathrooms, three cloakrooms and garage block
with spacious accommodation above complete
the property.

Location

New Oaks is situated on the edge of the
desirable and sought after village of Ewshot, on
the Surrey/Hampshire border. Within the village
there is a public house, village hall and a church,
whilst the nearby village of Crondall has a local
shop/post office, 'outstanding' primary school,
12th century Normal parish church and choice
of public houses. Oak Hill Golf Club is nearby
and there is an active cricket club in Crondall.
The Georgian market town of Farnham offers
an excellent range of boutique and high street
shopping, recreational facilities and a good
choice of state and private schools. The towns
of Fleet and Odiham are easily accessible with
the major centres of Guildford and Basingstoke
slightly further afield. The excellent private schools
nearby include St Nicholas' School, Frensham
Heights, Charterhouse and Lord Wandsworth
College. Easy access to the A31/A3 and M3 link
London and the South Coast. London Heathrow,
Gatwick and Southampton airports are all within
an hour.









Specification

Exterior and Construction:

Michlemersh hand-made brick elevations
 Hand-made clay tiles
 Elegant Bath stone portico
 Anderson high performance windows
 Automated gates with audio entry system
 Garage block with automated doors
 Professionally landscaped gardens designed by Pret a Planter Ltd

Interior Finishes:

Bespoke solid French Oak and wrought iron staircase
 Oak flooring to main reception rooms and principal bedroom
 Portuguese limestone flooring in kitchen, utility and master en suite bathroom
 High quality bathroom fittings including Kohler and Hansgrohe

Mowlem & Co (Kings Road Chelsea) bespoke kitchen with appliances by Siemens, Gaggenau and Aga.

Heating, Lighting and Electrical:

Air source heat pump system with underfloor heating to basement, ground and first floors, with individually controlled thermostats
 Radiators to the second floor and accommodation above the garage
 Solar water heating system, Lutron mood lighting in selected areas and a mechanical ventilation heat recovery system
 Home technology equipped by Evolution Audio Visual Ltd
 Pre-wired cinema room in basement currently used as a bedroom
 Water softening system
 Intruder alarm.

Outside

Approached through automated security gates via a shared drive, the property is bordered by fencing, mature trees, hedging and post and rail fencing. Positioned in front of the house is a separate garage block with automatic up and over doors and turning and parking for numerous cars. The house sits in a commanding, elevated position within its' own stunningly designed landscaped gardens and takes advantage of the extensive views across the fields and farmland below. Steps lead down to the lawn and small wild flower meadow. The full width rear south-facing terrace links the house and garden, ideal for alfresco dining and entertaining in the summer months.



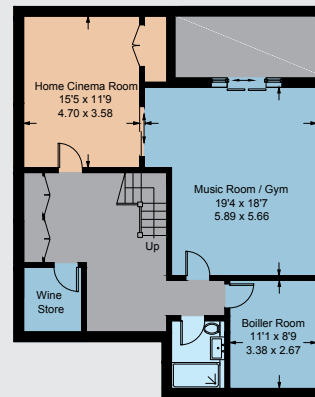
Floorplans

Approximate Gross Internal Area = 4401 sq ft / 408.9 sq m

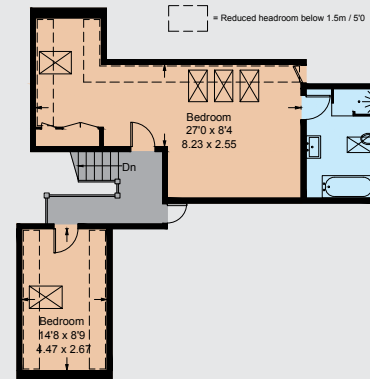
Basement = 936 sq ft / 87.0 sq m

Garage = 1246 sq ft / 115.8 sq m

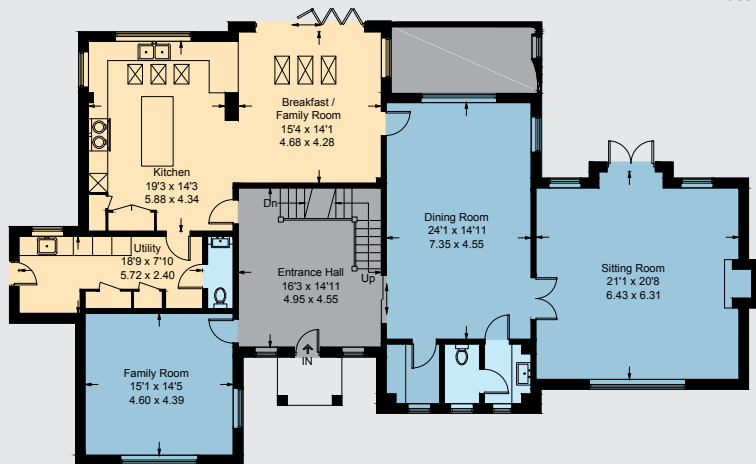
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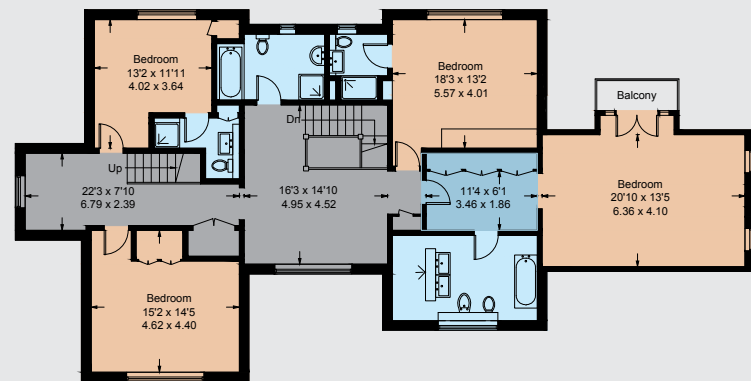
Basement



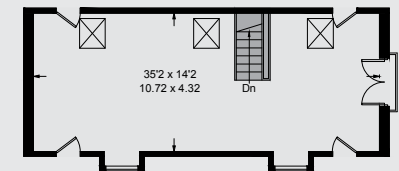
Second Floor



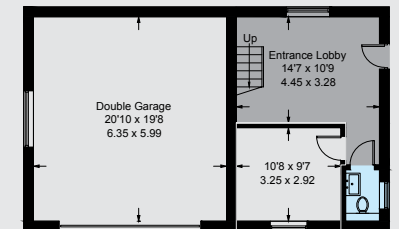
Ground Floor



First Floor



Garage - First Floor



(Not Shown In Actual Location / Orientation)
Garage - Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID166623)

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General

Services: Mains water, mains electricity, private drainage.

Local Authority: Hart District Council

Directions

From Farnham proceed up Castle Street continuing on to Folly Hill. At the lights turn left towards Odiham. At the roundabout bear left and the entrance to New Oaks can be found immediately on the left hand side.



Farnham

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