



EGGARS HILL, ALDERSHOT, HAMPSHIRE, GU11

Guide Price £600,000 *Freehold*



KEY FEATURES

- Spacious detached family home in a sought-after residential setting.
- Established rear garden with terrace, ideal for al fresco living.
- Large kitchen/breakfast room forming the heart of the home.
- Principal bedroom with walk in wardrobe and ensuite shower.
- 24ft sitting and dining room, ideal for both entertaining or relaxing.
- Detached garage and private driveway parking for multiple vehicles.
- Within close proximity to sought-after schools and main line station to London Waterloo.



Farnham

01252 733042 | farnham@winkworth.co.uk

Winkworth

for every step...



ACCOMMODATION

Occupying a popular residential position on Eggars Hill, this charming detached home provides bright and versatile accommodation, making it ideally suited to modern family living.

The property immediately impresses with its attractive character façade and well-maintained presentation throughout. At the heart of the home is a generous kitchen/breakfast room with ample under counter and eye level storage cupboards, creating an excellent space for everyday living and entertaining. Large windows and glazed doors draw natural light into the room whilst providing an attractive outlook across the garden and direct access to the patio.

Complementing the kitchen is an impressive sitting and dining room spanning over 24 feet in length. This welcoming reception space offers clearly defined areas for both relaxation and formal dining, whilst retaining a warm and comfortable atmosphere throughout. A downstairs cloakroom completes the ground floor.

The first floor offers three good sized double bedrooms. The principal bedroom also has a walk-in wardrobe and ensuite shower room. There is also a fourth single bedroom or study and a good-sized family bathroom. The principal bedroom enjoys a pleasant outlook, whilst the remaining bedrooms offer flexibility for family living, guest accommodation or home working.

A pull-down staircase rises to a useful loft space, providing additional versatility and valuable supplementary storage.

Outside, the property continues to impress. The good-sized rear garden enjoys a great degree of privacy and features an extensive paved terrace, ideal for outdoor dining and summer entertaining. Beyond lies an area of lawn bordered by mature planting and established trees, creating an attractive environment for both families and keen gardeners alike.

To the front, there is ample driveway parking that leads to a detached garage.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E – Rushmoor Borough Council
EPC rating: C
Is the property listed: No
Utilities: All mains

LOCATION

Situated on a highly sought-after road, this property enjoys a prime position close to the Aldershot and Farnham border. The nearby nature reserve provides excellent opportunities for outdoor pursuits, while a local bowling green and tennis club further enhance the area’s leisure amenities.

Eggars Hill is conveniently located for access to local amenities and schools with St Joseph’s, All Hallows, William Cobbett and Heath End schools all within a mile. Aldershot’s mainline station is also within easy walking distance and provides direct trains into Waterloo within approx. 50 minutes. The trainline also serves Alton, Farnham and Guildford, all in under 20 mins. Aldershot is a commuter town set off the A331, with road links to the M3, A31 and M25. Ongoing regeneration provides a choice of leisure facilities; a lido and sports centre, along with two theatres, a cinema and a choice of high street shops, restaurants and parks.

The popular market town of Farnham is also just a short drive away, and offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses, a wine bar and the new Brightwell’s Yard development including a Reels Cinema. The area is surrounded by many miles of countryside for walking, riding and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FAR260218>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Eggars Hill, Aldershot, GU11

Approximate Area = 1431 sq ft / 132.9 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1626 sq ft / 151 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). © ncthecom 2026. Produced for Winkworth. REF: 1484139

Winkworth

Farnham

01252 733042 | farnham@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.