

3 Lower Common Eversley, Hampshire



3 Lower Common, Eversley, Hampshire, RG27 0QT

The Property

Tucked away in a quiet semi-rural lane in the Hampshire village of Eversley, this four bedroom, three bathroom house has been recently refurbished and extended to provide around 1250sqft of accommodation.

Ground Floor

There is a generous entrance hall from the front door which leads on to the generous dual aspect sitting room, which benefits from a feature fireplace and French doors out to the rear garden.

The opposite side of the hall gives access to the kitchen which has a range of modern shaker style cabinets and a full range of fitted appliances. The kitchen is open plan to a bright and spacious family/dining room which has bi-folding doors out to the garden. There is also a WC accessed off the kitchen.

First Floor

Upstairs there are four bedrooms, two of which have modern en-suite shower rooms. Bedrooms three and four have the use of the main family bathroom, also replaced as part of the refurbishment.

Outside

The frontage of the property is accessed from the lane and opens onto a large gravel driveway with parking for multiple vehicles.

The rear garden offers a patio area, some planing beds and an area of lawn. There is also a gated access point that goes behind the neighbouring property and back out to the front of the property.

Location

There is excellent schooling in the area including Holme Grange, Luckley House, Yateley Manor, St Neot's, Wellington College, and Bohunt.

The property is also well placed for the commuter with Wokingham or Crowthorne rail stations within easy reach. Central London is about 44 miles, the M4 is about 6/7 miles, M3 similar (J4a) and Heathrow Airport about 27 miles away.



















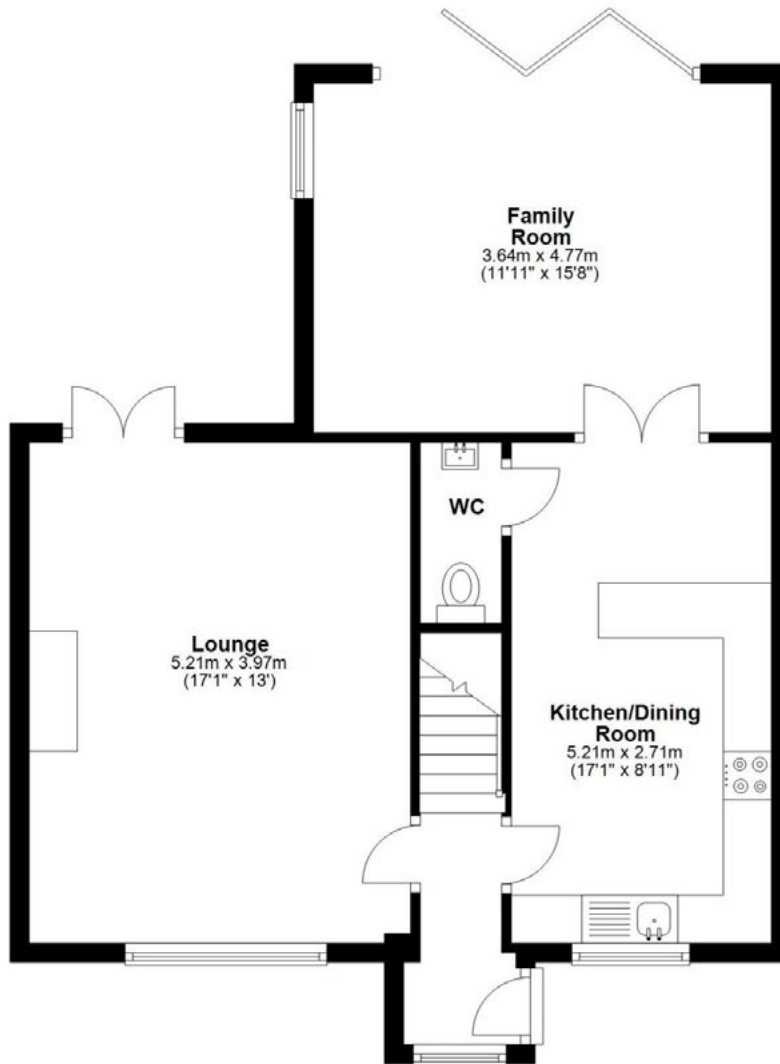






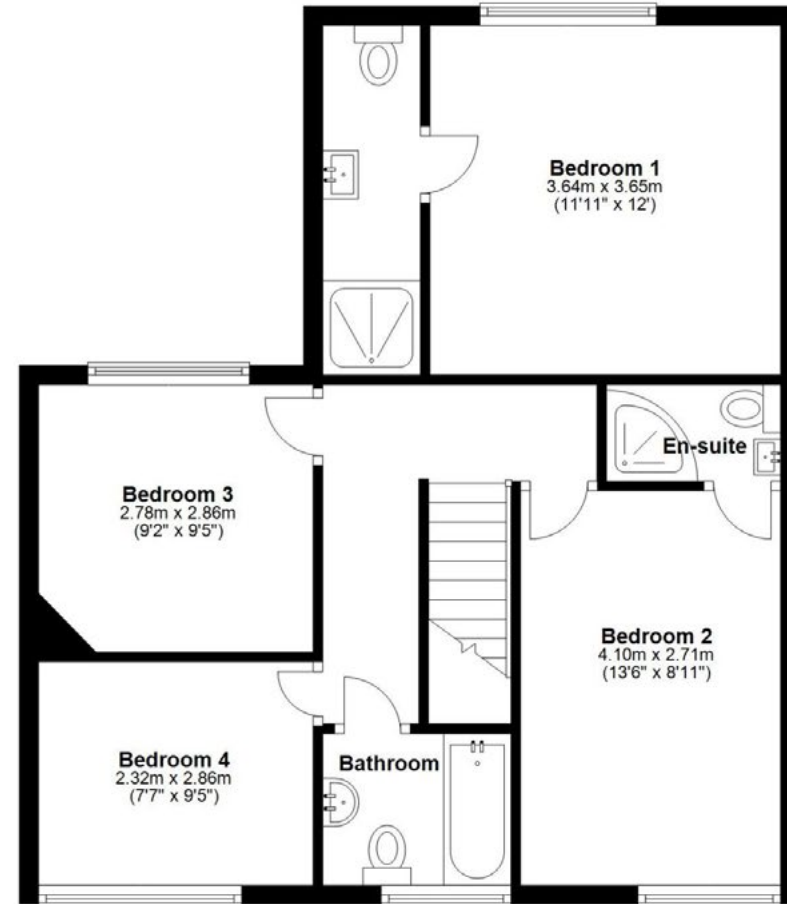
Ground Floor

Approx. 59.3 sq. metres (638.5 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.2 sq. feet)



Total area: approx. 117.4 sq. metres (1263.6 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2021 Quick EPC
Plan produced using PlanUp.

Wider Location

Eversley is a charming Hampshire village with rural surrounds.

There are many wonderful schools in and around the area including Charles Kingsley School, Holme Grange, Reddam House, Eagle House, Yateley Manor, Ludgrove, Luckley House School, and St Neot's School.

The property is also well placed for the commuter with motorways - the M3 (junction 4A about 8 miles) and M4 (junction 10 about 7 miles) are both within easy reach, providing easy access to the Thames Valley corridor and motorway networks. Railway stations at Reading, Wokingham, Winchfield, Fleet, Hook and Basingstoke provide fast and regular rail services to London Paddington and Waterloo.

Extensive shopping, education and recreational facilities can be found in Fleet, Basingstoke, Reading and Guildford. Wokingham 5 miles, Hartley Wintney 5 miles, Bracknell 10 miles, Fleet 8 miles, Reading 11 miles and Basingstoke 17 miles (all distances and times are approximate).



Wokingham Train Station



Eversley Village



The Golden Pot, Eversley



The Oracle Shopping Centre - Reading



Eversley Cricket Green

Consumer Protection Regulations

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They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG27 0QT

Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone:

McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Gas fired central heating.

EPC: D (64)

Local Authority

[Hart Council](#)
[Council Tax Band: D](#)

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