

Firgrove Manor, Eversley, Hampshire- One Bedroom Apartment



Firgrove Manor, Firgrove Road, Eversley, Hampshire, RG27 0PE

The Property- Introduction

Firgrove Manor is an impressive Grade II listed building dating back to 1736 which was converted into individual units. The building is set in approximately 3.5 acres of rural land with surrounding paddocks and woodland. This one-bedroom apartment offers a wonderful balance of character, from high ceilings to exposed beams, while offering a modern layout.

The Property

The spacious and well laid out property offers fantastic accommodation. The bedroom has beautiful character features with high ceilings and exposed beams. There is a built in wardrobe offering hanging space as well as space for freestanding furniture. There is also a skylight window with wonderful views over the gardens and adjoining countryside.

The living area is open plan with the kitchen tucked to one side. The kitchen and living area has exposed brick and beams throughout the room. The kitchen has an oven, electric hob, extractor fan while there is also a utility area with additional work top space and room for further white goods.

The bathroom is mainly tiled floor to ceiling with exposed beams and a skylight window. The bath also has a shower fitting.

The Property- Outside

The property has use of ample parking including visitor parking. There is also use of the beautiful communal gardens that are approximately 3.5 acres. Beyond this there are adjoining paddocks and further countryside, perfect for walking.

Location

Well suited to commuters, this property has easy access to Winchfield and Fleet train stations which have trains to Waterloo taking approx. 55 minutes. Local state and private schools for all age groups are close by as well the historic villages of Hartley Wintney, Dogmersfield and Odiham and their amenities. Dogmersfield is home to the popular Four Seasons Hotel. Fleet is the nearest town located 3 miles away which offers supermarkets and a high street with various shops, restaurants and coffee shops.

The village of Hartley Wintney has many historic features most notably the cricket club which was formed in 1770 and St Mary's Church was built around 1254. There are many commons, woods, duck pond and a golf course. The high street contains a variety of shops, family run butcher, florist, hairdressers, boutiques, Post Office, Tesco Express, pharmacy, public houses and a mixture of restaurants.

Local to Hartley Wintney you will find two supermarkets in Fleet and a further three in Camberley just along the A30 with both the Meadows Shopping Centre and Watchmoor Park.

Agent Note

The current service charge is £2,582.40 per year.

This is made up of an estate charge which is £79.91 per month and the house charge which is £135.29 per month.

The lease has 108 years left and is share of freehold.

Council tax band C - £143 per month



























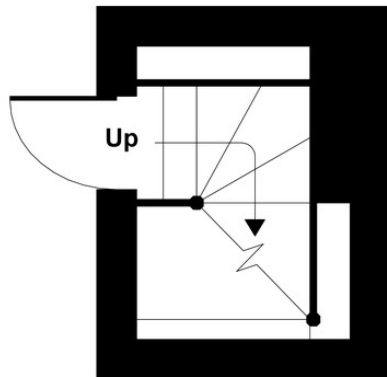




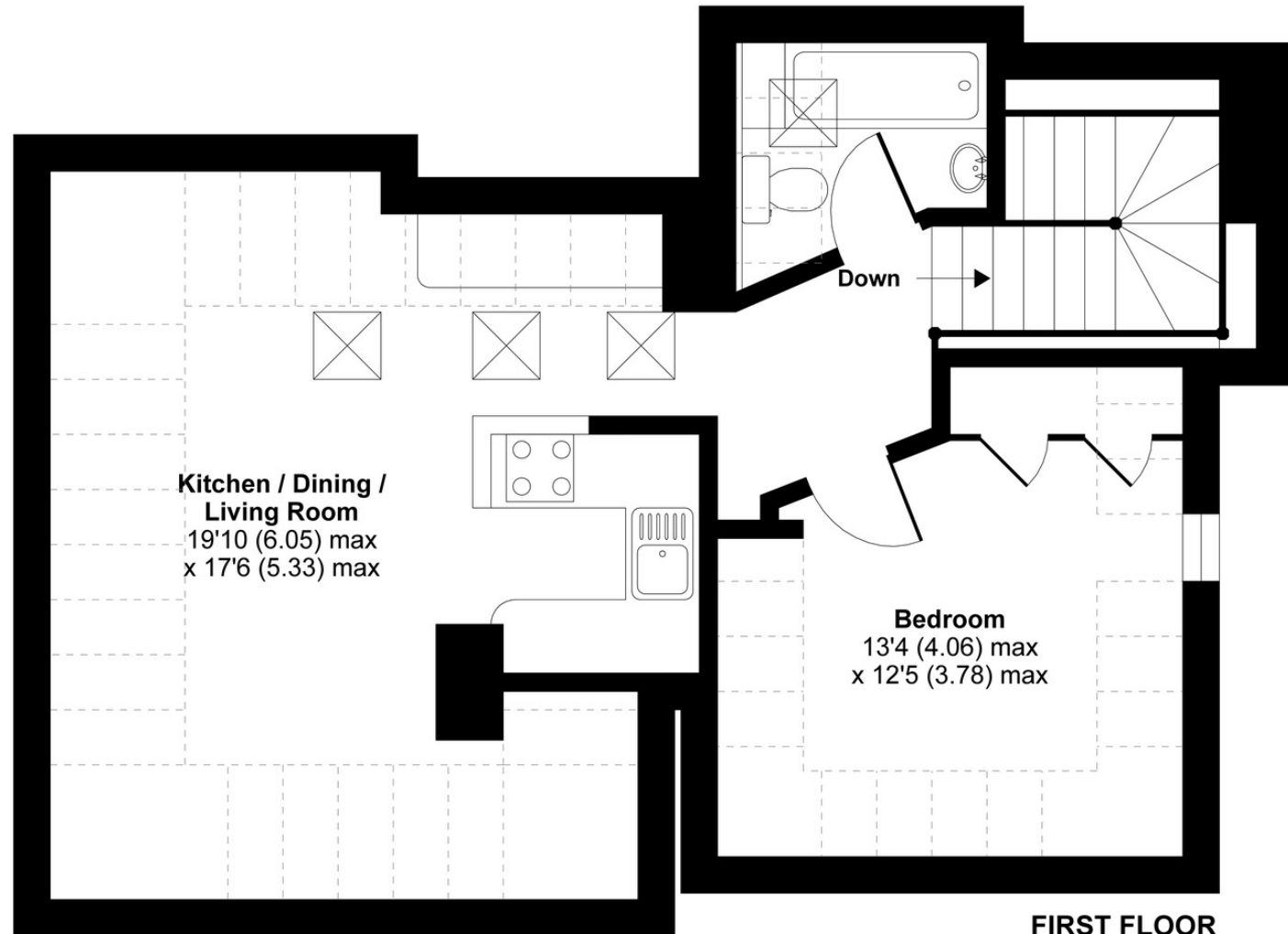
Firgrove Road, Eversley, Hook, RG27

Approximate Area = 400 sq ft / 37.1 sq m
Limited Use Area(s) = 249 sq ft / 23.1 sq m
Total = 649 sq ft / 60.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2021.
Produced for McCarthy Holden. REF: 728102

Places of interest

Located in an area renowned for its expanses of Hampshire countryside and providing excellent opportunities for walking, riding and cycling, the countryside around the property provides a wonderful environment for the enjoyment of country living whilst remaining well connected to major towns and cities.

There are lovely walks nearby at the Basingstoke Canal which provide wonderful opportunities to explore countryside steeped in history.



Cricketers Pub- Eversley



The Oracle- Reading



Hartley Wintney Duck Pond



Mainline Station- Wokingham



Hartley Wintney

©Photos above by JohnJoe.co.uk

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

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 0PE. 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.

Viewing

Telephone sole agents
McCarthy Holden: 01252 842 100

Services

Mains Drainage, gas central heating and Electricity
EPC - C (70)

Local Authority

[Hart District Council](#)



www.mccarthyholden.co.uk