

Glaston Hill Lodge
Eversley, Hampshire



Glaston Hill Lodge, Church Road, Eversley, Hampshire, RG27 0PX

The Property

A well appointed five bedroom family home of note, benefitting from large gravel driveway, annexe accommodation, generous garden and swimming pool.

Ground Floor

Entering from the main front door, there is a welcoming hallway with stairs to first floor and a ground floor WC. From here there is access to the three main reception spaces.

The kitchen/dining room is to the left which offers tiled flooring, Belfast sink, breakfast bar, stone countertops, modern shaker style cabinetry and a range of integrated appliances. Off the kitchen is a utility/boot room.

To the rear is the generous living room, which benefits from brick fireplace with log burning stove and dual aspect views over the gardens.

Next is the office, which in turn leads on to a garden room, and then to the right a beautiful games room with glass walls to both front and rear.

From here there is ground floor access to the annexe accommodation living room and kitchen area.

First Floor

Upstairs there are four bedrooms in the main part of the house and another in the annexe area (see floorplan for layout).

The main bedroom is rear aspect and benefits from an en-suite bathroom and a dressing room/walk in wardrobe. There are two further good sized double rooms, one single and a family bathroom.

There is access from the third bedroom into the annexe bedroom if required.

Annexe

The annexe is integrated into the house, and offers open plan living on the ground floor with a studio style living room with kitchen as well as a shower room. Upstairs there is a large double bedroom.

Outside

The property is accessed via automated iron gates, opening to an expansive gravel driveway with generous parking. The plot itself is private with mature trees and hedging on all sides. To the rear the garden is laid to lawn with large areas of patio around the house and leading to the heated swimming pool.

Location

There is excellent schooling in the area including Charles Kingsley School, 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.





































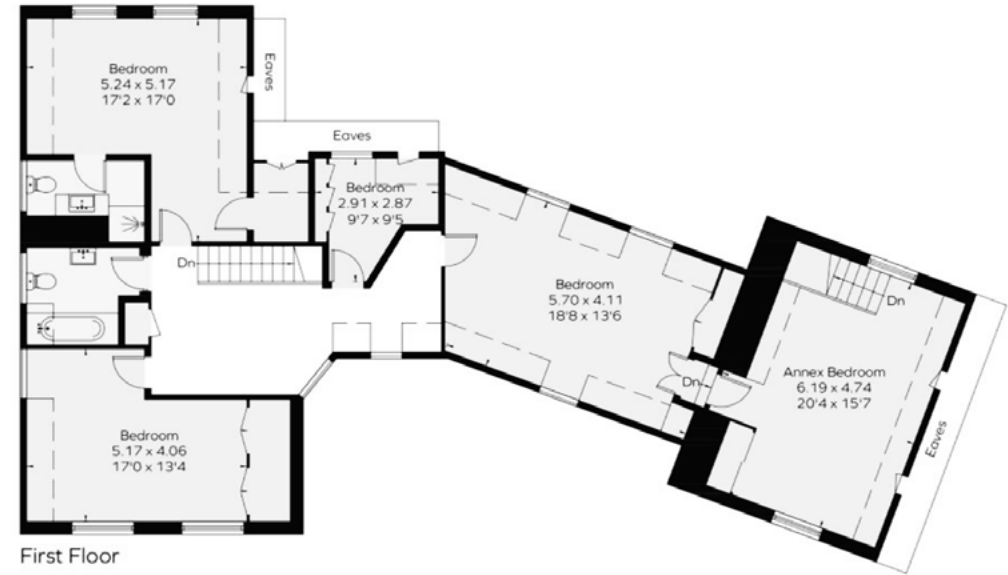
Approximate Area = 328.0 sq m / 3531 sq ft

Garage = 18.1 sq m / 195 sq ft

Total = 346.1 sq m / 3726 sq ft

(Excluding Eaves)

Including Limited Use Area (24.6 sq m / 265 sq ft)



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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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.

Services & Material Information

EPC D (64)
Water – Mains
Gas – None
Electric – Mains
Oil/LPG – Oil Tank
Sewage – Septic Tank
Heating – Oil

Materials used in construction - Brick & Block, Timber Truss Roof, Tiled Roof

How does broadband enter the property - FTTP (fibre to the premises)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG27 0PX. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 842100

Local Authority
Tax band: G
Hart Council

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