

## 2 Firgrove Manor Eversley, Hampshire



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

### The Property

A spacious and well appointed one bedroom, ground floor apartment in this beautiful converted Grade II listed manor house, in a stunning semi-rural location in Eversley

### Ground Floor

Firgrove Manor is believed to have been originally built in 1736 and was converted into 21 residential properties in 2004.

This apartment is accessed from the main front door and offers a large main sitting room with tall ceilings, bay window with intergrated shutters and inglenook fireplace with log burner in situ.

There is a fully fitted kitchen with stone countertops, a range of fitted units and appliances.

The bathroom has a shower over bath configuration and tiled flooring.

The bedroom is a generous size and has a range of fitted wardrobes and storage.

### Outside

The property benefits from a large gravey driveway and frontage with generous parking for all residents and guests.

There is a pleasant outlook to the front over landscaped lawn.

To the rear of the main building is the communal garden which feels like country park like grounds amassing around 3.5 acres in total.

The property also comes with a outside storage unit.

### Location

Sited on the boundary between Eversley and Yateley, the property is a short distance from a good sized local supermarket, and the various amenities of nearby Yateley.

Larger regional centres are Basingstoke (11 miles) and Reading (13 miles).  
Motorway access is to the M3 at Hook J5 and Fleet (J4a) and the M4 at Reading (J11).

### Agents Notes

Service Charges: £260.67 per month.

Ground Rent: ZERO.

Lease Length - 105 Years as at March 2024.











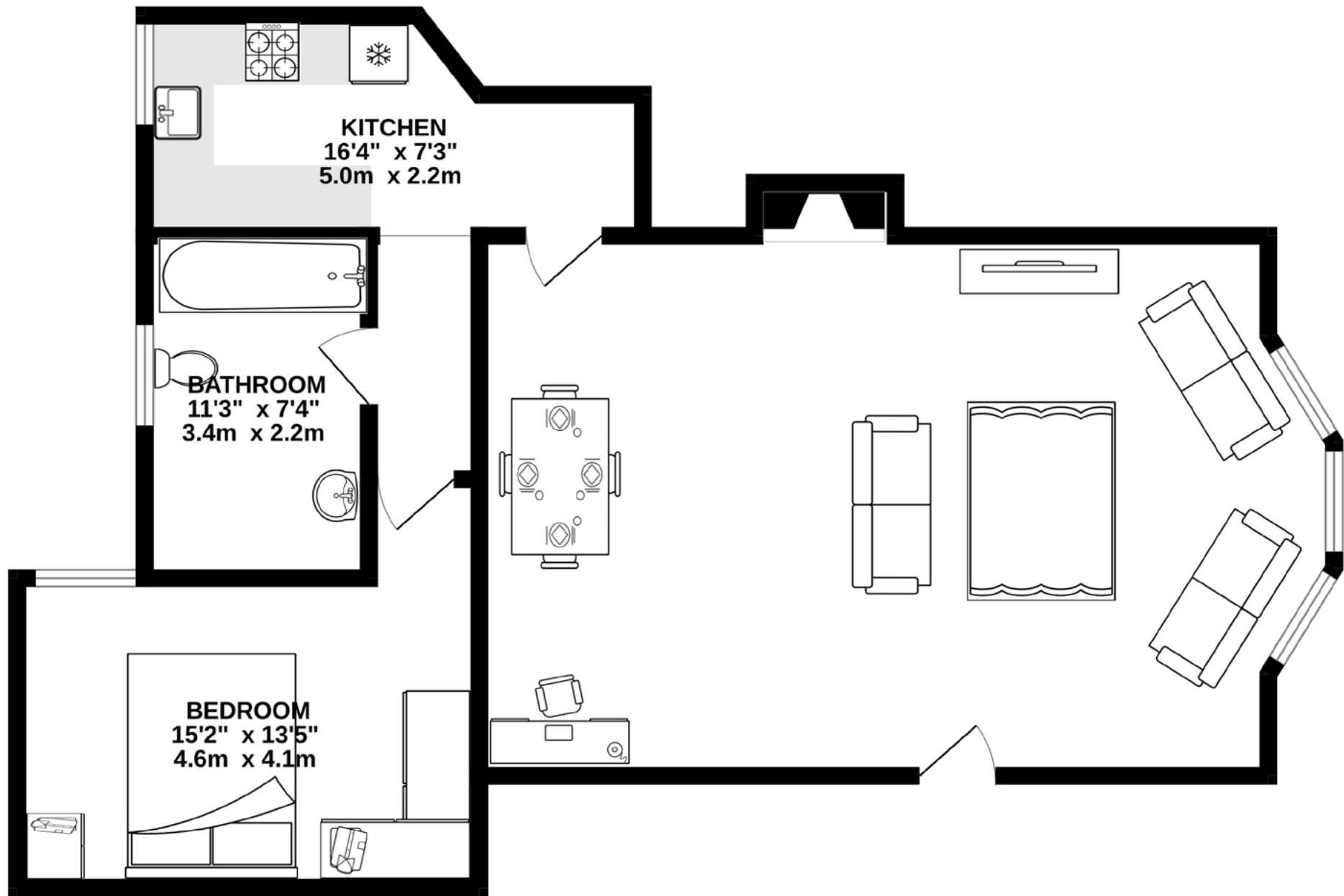












# Places of interest

Nearby Hartley Wintney's high street's village amenities include a range of shops, cafe's and restaurants, not to mention the golf course and cricket green.

Nearby Winchfield Station is the nearest mainline train station, just 55 minutes to London Waterloo.

Nearby larger shopping experiences can be found in Basingstoke and Reading, with London less than 40 miles away also.



The Waggon & Horses Pub, Hartley Wintney



Hartley Wintney High Street



Hartley Wintney Golf Course



Hartley Wintney Cricket Green



Winchfield Train Station

## 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. 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.  
Mains gas fired central heating.

EPC - C (75)

### Local Authority

[Hart District Council](#)  
[Council Tax Band: C](#)  
[£1855.44 for 2023/24](#)

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