



**Selbon**

Residential sales & lettings

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

Offers in excess of £200,000 Leasehold



**01252 979300**  
Selbonproperty.co.uk



- Ground floor character apartment
- Communal entrance hall
- Kitchen
- Large bathroom
- Allocated & visitor parking
- Grade 2 listed Manor House
- 25ft lounge with feature fireplace
- 16ft bedroom with bay window
- Gas radiator heating
- Set in 3.5 acres of grounds

Selbon Estate Agents are delighted to offer this deceptively spacious ground floor apartment to the market, forming part of the private residential Firgrove Manor, an impressive Grade II listed building dating back to 1736, having been converted into apartments, by Crossfield Developments in 2004.

Situated in a semi rural location on the fringes of Yateley and Eversley, there is access to open countryside and bridle walks, with Horseshoe Lake, Blackwater River and Eversley Cricket Green all within close proximity.

Set amidst substantial communal grounds in excess of 3 acres. Enjoy outdoor space with Georgian-style lawns, Rhododendrons, floral borders, mature trees and more. There is a communal courtyard setting with a fish pond, whilst the name Fir Grove originates from the line of Douglas Fir trees along the main drive. There is a private enchanted garden which is available for those shareholders of the enchanted garden to enjoy (subject to becoming a shareholder).

There is a sweeping driveway, accessed via private gates leading to the main entrance of the Manor House, there is a security entry phone system and a front door leading to the communal grand entrance hall, where you will find the front door to the apartment.

On entering this wonderful home, you are welcomed by an imposing 25ft bay fronted lounge/dining room, which retains a wealth of character including high ceilings, attractive cornicing, sash windows and what is believed to be the original fireplace.

Well suited to commuters, there is easy access to Winchfield and Fleet train stations with trains to Waterloo. 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.

A 125 year lease was granted on 1st September 2003 with approx 104 years remaining, 2023 service charge £1987.55 and current ground rent is £50 per annum.

We would highly recommend a viewing to fully appreciate this fine home.

















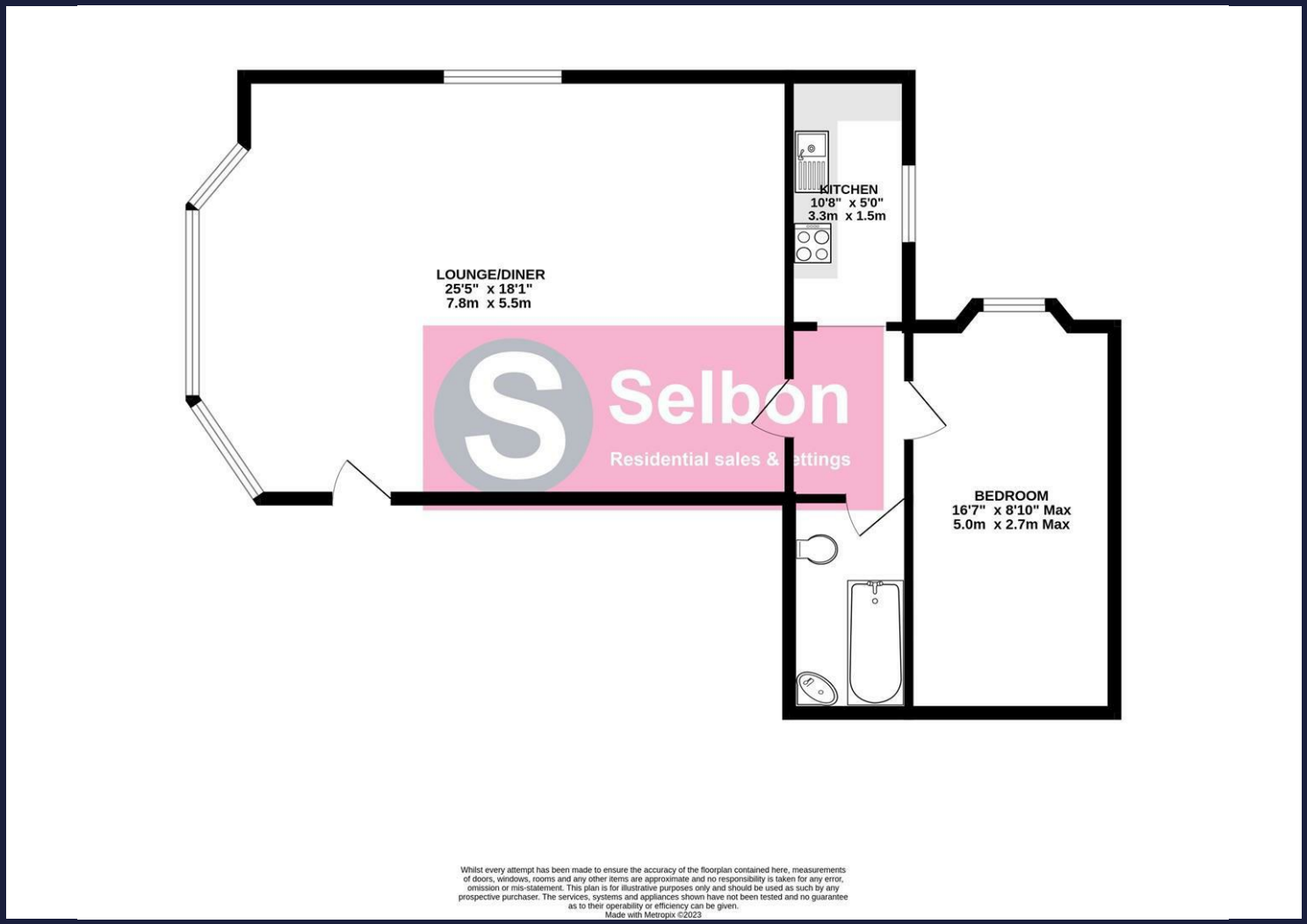








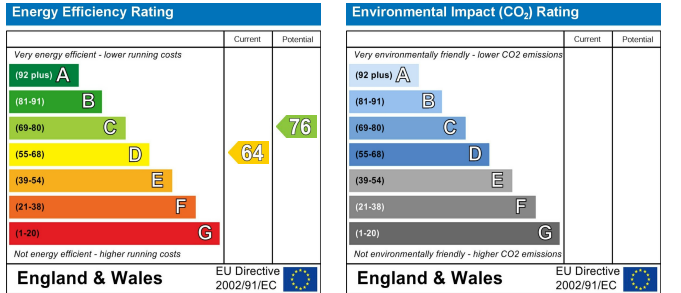
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: