



Thatch Cottage, 20, Reading Road  
Eversley  
Hampshire, RG27 0RP

**Price Guide £1,350,000 Freehold**





Accessed via electric gates and set in approx. 1.3 acres, this stunning four bedroom Grade II listed cottage blends period charm with modern comfort. Believed to date back to c.1650, it was sympathetically extended in the 1930s and again in the late 1990s. Beautifully maintained, the home offers flexible living across two wings. The central hallway includes ample storage and a cloakroom, it leads to a spacious dining room with French doors to the garden and a staircase to the first floor. Beyond is a guest bedroom with ensuite, currently used as a home office. The opposite wing features a hand painted shaker style kitchen with solid oak and granite worktops, an Aga, and double oven. This flows into a cosy snug and a characterful living room with a log burner. Two staircases lead upstairs. One accesses a double bedroom and period style bathroom with roll top bath and shower. The second leads to the impressive master suite with fitted wardrobes and roll top bath ensuite, plus a further guest bedroom with its own ensuite. This is a rare opportunity to own a quintessential country cottage with history, space and charm in equal measure.

- Grade II Listed dating back to c.1650
- Gated entrance with c.1.3acre plot
- Stunning period features and thatch roof
- Semi-rural setting
- Extended in approximately 1930 and 1998
- No onward chain

Outside, as the electronic gates open, a gravel drive leads to the double width garage and splendid views over the delightful lawns interspersed with mature trees. Hard wired boundary lighting illuminates the plot and there are two quaint out buildings providing storage. The spacious patio off the dining room makes it ideal for entertaining friends and family.

Whilst the location is ideally placed for local transport links, schools and eateries, you could be forgiven for thinking, as you enter the gates, that you are deep in the countryside. If you value character, charm, and space, then 'Thatch Cottage' would be the perfect property for you.

Council Tax Band: G  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: D









Denotes restricted  
head height

## Reading Road, Eversley, Hook

Approximate Area = 1990 sq ft / 184.8 sq m (excludes detached garage)

Limited Use Area(s) = 77 sq ft / 7.1 sq m

Outbuildings = 141 sq ft / 13 sq m

Total = 2208 sq ft / 204.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1330885

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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