



THATCH COTTAGE

READING ROAD • EVERSLEY • RG27 0RP

HASLAM'S
1838
COLLECTION



INTRODUCING THATCH COTTAGE

EVERSLEY • RG27 0RP

Price Guide
£1,350,000

A quintessential country cottage in the village of Eversley, blending period charm with modern comfort.

Accessed via electric gates and set in approx. 1.3 acres, this four bedroom home dates back to c.1650 and has been sympathetically extended in the 1930s and again in the late 1990s.

The home offers flexible living across two wings and has been beautifully maintained. The central hallway offers ample storage and a cloakroom.

A dining room follows on from the hall with French doors that lead out to the garden. Beyond, is a guest bedroom with an ensuite which is currently being used as a home office.

The opposite wing features a hand-painted shaker-style kitchen with solid oak and granite worktops, a feature Aga and a double oven. This flows into a cosy snug and a characterful living room with a log burner, perfect for those colder evenings.

Two staircases lead upstairs. One accesses a double bedroom and the second leads to the spacious master suite. All three bedrooms have period style ensuites.

The garden offers a great private space that is ideal for outdoor entertaining, with a detached garage and two outbuildings for additional storage.

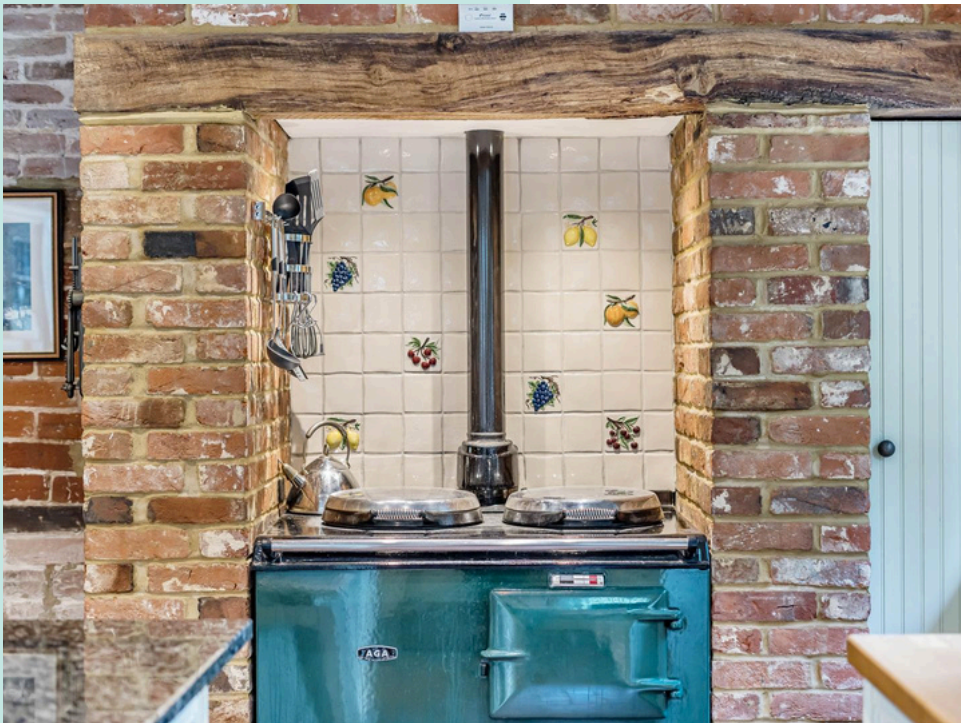




IN A NUTSHELL

Bedrooms	4	Reception Rooms	2
Bathrooms	4	Parking Spaces	7







THE OWNER'S STORY

"We've lived in this wonderful home for over 20 years and it's been an incredibly special place for us. The house itself is full of character, originally built in the 17th century and beautifully extended and renovated before we moved in.

It's been perfect for entertaining — every bedroom has its own en-suite and the grounds have been ideal for hosting everything from summer parties to family celebrations.

We'll really miss the views, the sense of space, and the peaceful location — it's a home that's brought us so much joy."

A beautiful period home in the Village of Eversley





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



ADDITIONAL INFORMATION:

Parking

Parking for multiple vehicles with a detached double garage.

Services:

Gas – Mains

Water – Mains

Electricity – Mains

Heating – Gas central heating

Broadband Connection:

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the cabinet (FTTC)

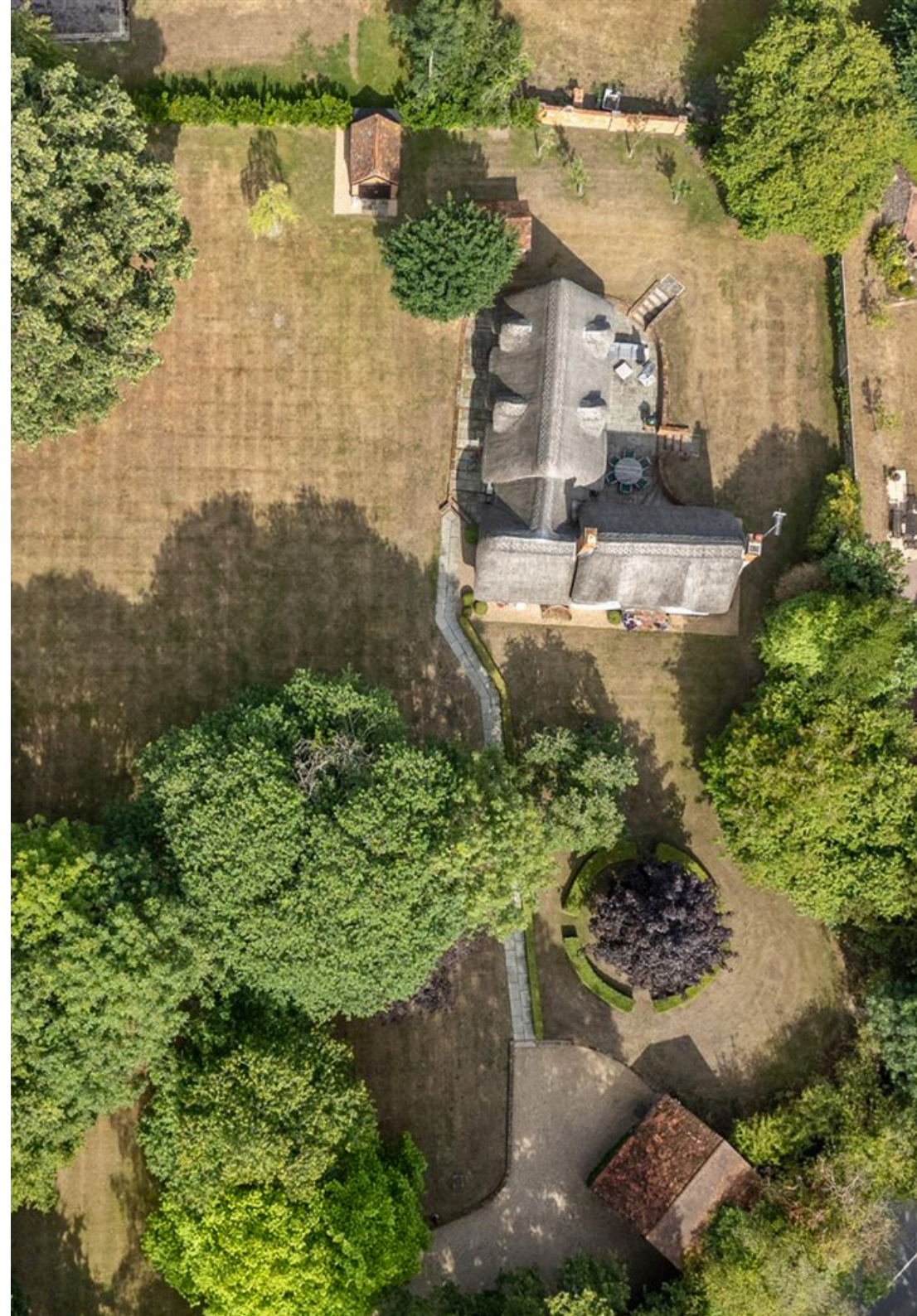
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

EPC Rating: D

This property is Grade II listed

4 Oak Trees in the garden have Tree Preservation Orders – they are located on the perimeter of property adjoining A327 roadside between the double garage and the entrance to the driveway.



AREA GUIDE EVERSLEY

Transport

Eversley has excellent connectivity, making it an ideal location for both commuters. The village is conveniently located between the M3 and M4 motorways, providing swift routes to London, Reading and Basingstoke.

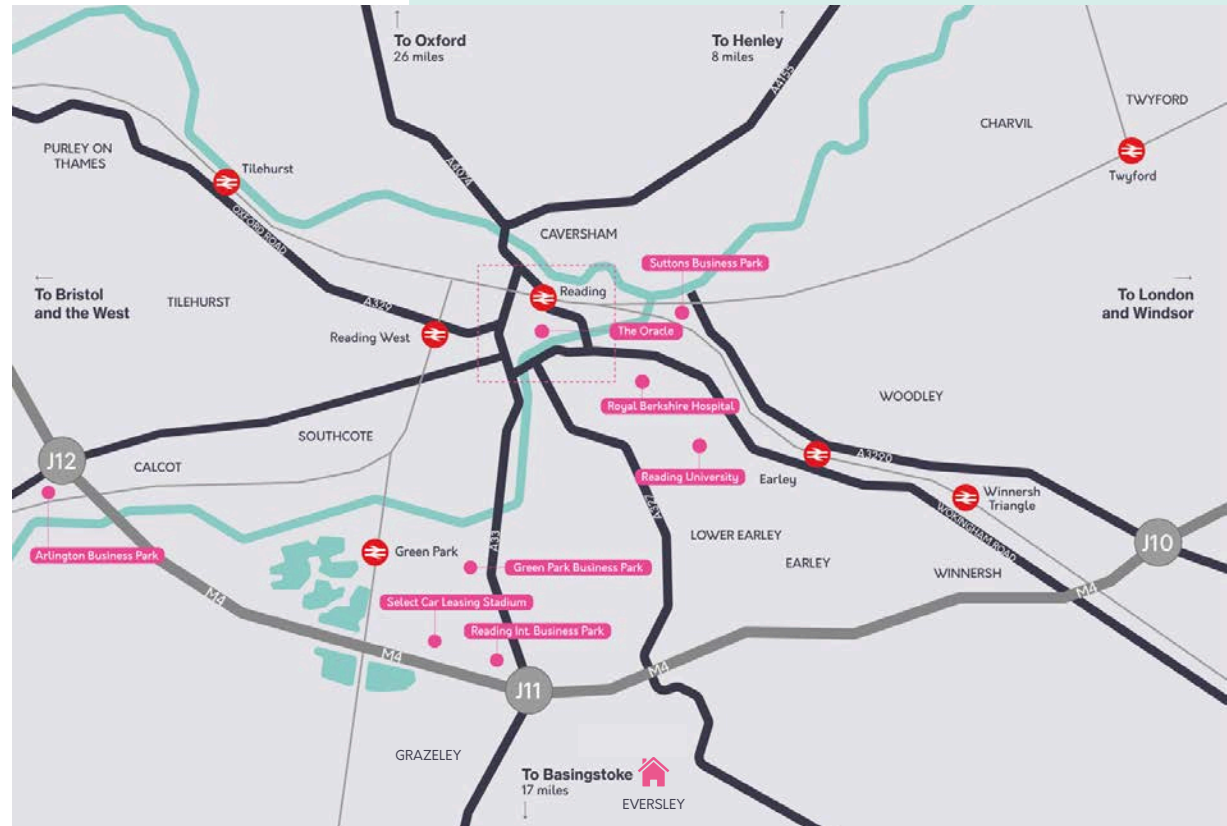
Mainline train stations at Fleet, Wokingham, and Hook offer regular direct services to London Waterloo and Reading.

Schooling

With both state and independent schools nearby, Eversley provides a range of quality choices across all age groups. Schools include, Charles Kingsley's C.E. Primary School, Yateley School and Wellington College.

Leisure and Entertainment

Eversley is well served by a selection of pubs and local favourites include, The Tally Ho, The Frog & Wicket and Chequers Inn perfect for long lunches or cosy evenings. For those who enjoy the outdoors, there are scenic walking routes nearby such as Wellington Country Park and California Country Park.



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