



## Northcote Cottage

Longwater Lane | Eversley | Hook | RG27 0NN

Offers In Excess Of £800,000      Freehold

*Waterford's* W  
Residential Sales & Lettings

# Northcote Cottage

Longwater Lane | Eversley

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Offers In Excess Of £800,000

Stunning 3 double bedroom character bungalow with the "wow" factor, vaulted ceilings, three bathrooms, large luxury kitchen/diner & living room with bifolds, private garden

- Sought after location near cricket ground
- Including two en-suites
- Impressive living room with vaulted ceiling
- Council tax band E
- Three double bedrooms and three bathrooms
- Luxury kitchen diner with vaulted ceiling
- Bifolds onto landscaped southerly garden

## Location

The property enjoys a sought after location in one of Eversley's best roads literally round the corner from the iconic cricket ground. There is miles of excellent walking and riding countryside close by including Bramshill Forest. Waitrose is just a mile away. Local schools are within a short drive including the highly regarded Charles Kingsley school and St Neots school. There are a number of excellent restaurants and public houses on your doorstep. Eversley has a charming village atmosphere with its cricket pitch adding to the setting. Eversley Sports Association offers excellent opportunities for hockey, football, and cricket. The towns of Wokingham, Camberley, Reading and Basingstoke are within a short drive and offer excellent shopping and recreational facilities. The M3 and M4 are a short drive giving fast access to the road network and central London. Nearby Crowthorne station serves links to Reading and Gatwick Airport. Fleet and Farnborough provide fast services to London Waterloo.



NO ONWARD  
CHAIN AND  
AVAILABLE FOR  
IMMEDIATE  
VIEWING!!



### Outside

The property is approached via its own driveway which leads to a detached garage, currently divided into a workshop and store. There is gated access down the side to the rear garden which is designed for ease of maintenance and enjoys a southerly aspect with a wonderful vista. There is a large "L" shaped paved patio adjacent to the property with the rest mainly laid to artificial grass currently including a five hole putting green. There is a large second patio with outside lighting and flanked by benching providing the perfect spot alfresco dining.

### Description

Introducing a rarely available, charming and sophisticated bungalow, tucked away in the heart of sought after Eversley near the cricket green. The current owner has achieved the "wow" factor in a number of the rooms, but especially the kitchen/diner with marble worktops and an oversized breakfast bar which seats at least six. This is complimented by stylish units and quality appliances plus there is space for a dining table and chairs overlooking the very private rear gardens. By vaulting both this room and the very spacious living room the owner has created the feeling of space and the revealing of the original King post construction is a master stroke. The final touch on this room is the bifolds onto the rear garden which again creates that feeling of space and allows you to soak up the vista beyond. The main bedroom has its own en-suite which is ready to take a shower/sauna (choice of wall and floor coverings possible at this stage). The second bedroom has French doors onto the garden and is adjacent to the main oversized bathroom with four piece suite including a walk-in shower. The third double bedroom has its own shower room too. Also there is gas central heating and double glazing.

Tastefully decorated and thoughtfully designed, this homely abode creates a warm and inviting atmosphere. The luxurious finishes and stylish fixtures further enhance the overall appeal of this residence.

Nestled in a quiet and scenic location, residents can enjoy the peaceful surroundings and soak in the tranquil atmosphere of the village and all it has to offer.

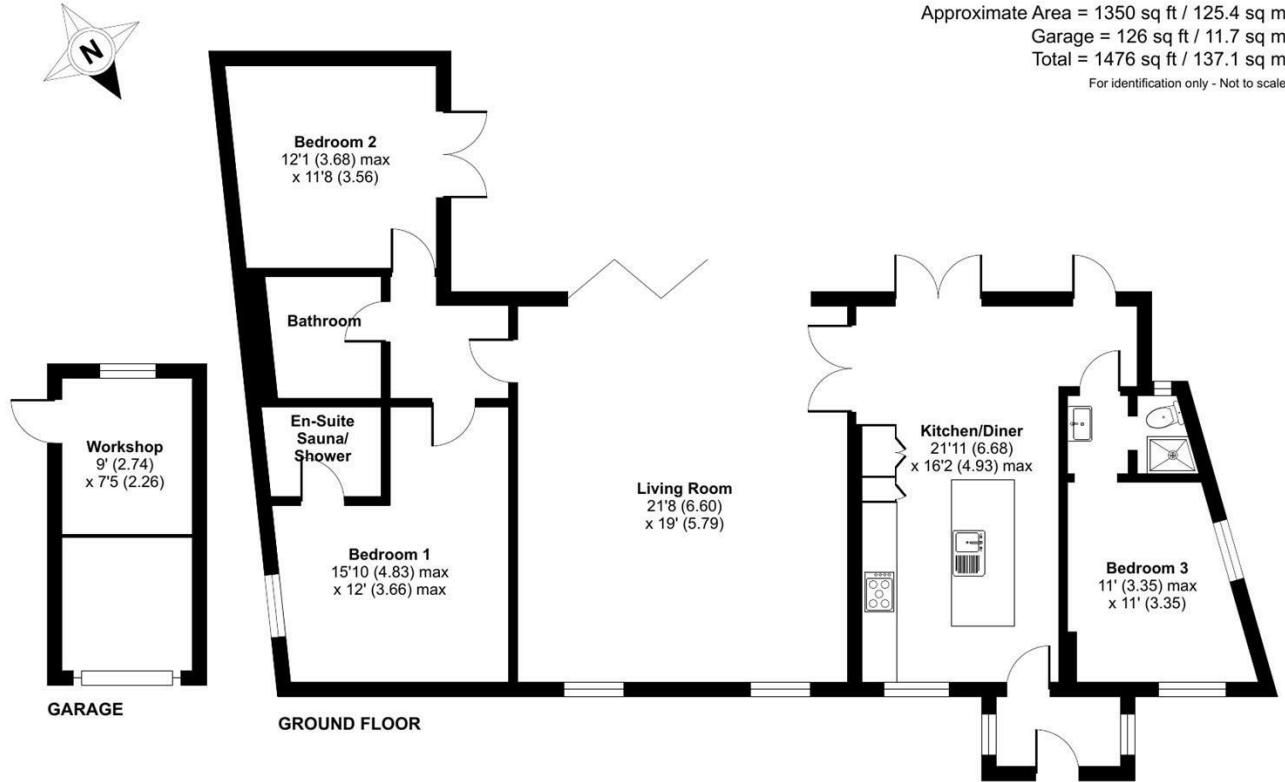
This property truly offers the best of both worlds - a comfortable and cosy retreat in a serene setting, while still being conveniently located close to local amenities and transport links. Don't miss the opportunity to make this charming bungalow your own. Contact us today to arrange a viewing.





## Northcote Cottage Longwater Lane, Eversley, Hook, RG27

Approximate Area = 1350 sq ft / 125.4 sq m  
 Garage = 126 sq ft / 11.7 sq m  
 Total = 1476 sq ft / 137.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Waterfords. REF: 1081848



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			73
(9-9) D		55	
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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