



Mud Lane | Eversley | Hook | RG27 0QS

Asking Price £475,000 Freehold



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A charming cottage located on a quiet private road in Eversley, offering a double garage, ample off street parking, and a large rear garden overlooking fields.

- Character Cottage
- 2 Double Bedrooms with fitted wardrobes
- Large garden with overlooking fields
- Double garage and ample parking area
- Sought after location
- No onward chain

Location

Mud Lane is a quiet private road located within the highly sought after village of Eversley and is within easy walking distance of open common land at Bramshill Forest, and surrounding areas. Eversley is located to the North of Hartley Whitney which offers small independent shops, cafes and restaurants. The property is situated close to reputable schools including the much desired Charles Kingsley School and within easy reach of St Neots Preparatory School, Eagle House and Wellington College in Crowthorne.



AVAILABLE TO
VIEW WITH
WATERFORDS!!!



Outside

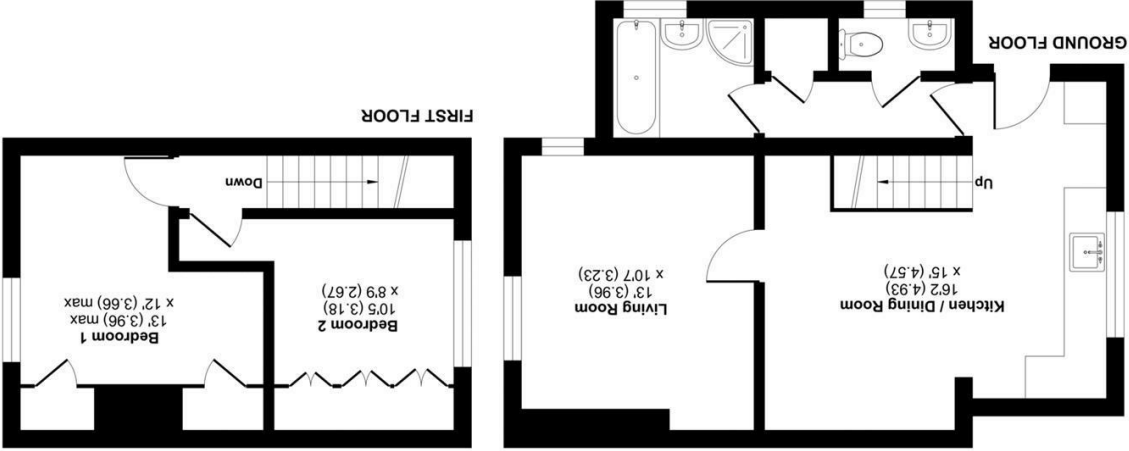
Externally, the property benefits from a large parking area to allow plenty of cars, as well as a detached double garage behind this. There is gated access leading to the large rear garden, which is laid to lawn and has fantastic views over the neighbouring field behind. There is also an additional garden to the front of the property, which is also laid to lawn.

Description

This delightful character cottage is situated in a quiet private road in Eversley. Downstairs comprises of a spacious kitchen/dining room, living room with feature fireplace, 3 piece family bathroom, and an additional downstairs cloakroom. To the first floor, there is a landing and 2 double bedrooms, both with fitted wardrobes. One of which benefits from fantastic views of the field behind.

Mud Lane Cottages Mud Lane, Eversley, Hook, RG27

Approximate Area = 746 sq ft / 69.3 sq m (excludes garage)
For identification only - Not to scale



RICS
Certified
Property
Measurer
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nckecom 2024.
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Energy Efficiency Rating	
Current	86
Potential	93
England & Wales EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
Very energy efficient - lower running costs	
B	(61-80)
A	(81-100)

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