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Residential & Commercial Estate Agents  
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## The Old Manor, Church Road, Eversley



A magnificent Grade II listed Manor House.

Formal grounds of about 0.855 of an acre.

Many period features. Lots of exposed beams to walls and ceilings

Peaceful country lane.

Good access to M3 and Fleet railway station (Waterloo line)

**5 bedrooms, 5 bathrooms/shower rooms (over 2 floors) Two Landings**

**Reception Hall, family room, drawing room, dining room, kitchen/breakfast room, cloakroom, utility room, orangery, cellar.**

**Detached double garage with first floor office. Separate workshop.**

**Formal gardens, pavilion, pergola, outdoor pizza oven, swimming pool, patio area, manicured lawns, well established borders and hedges. Overlooking a lake.**

Energy Performance Certificate – F37.

Broadband Speed: Standard and Ultrafast broadband available. Highest download speed 1000Mbps, highest upload speed 220Mbps.

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or [residentialsales@martinpole.co.uk](mailto:residentialsales@martinpole.co.uk)



Guide Price £2,350,000 Sole Agents

# The Old Manor, Church Road, Eversley RG27 0PX

## DESCRIPTION/LOCATION:

A magnificent Grade II listed Manor House dating from the late 15th century or early 16th century. Enlarged in the 17th century and encased in brickwork in the 18th century. The interior features the original timber framed structure and is very rich in examples of vernacular carpentry of the period, particularly perhaps the 16th century door frames, doors and staircases. The property is situated in formal grounds of about 0.855 of an acre, with many period features.

The current owners purchased about 40 years ago and are looking for a buyer who will similarly respect, enjoy and maintain part of our English Heritage.

Adjoining is Eversley Church renowned for the rather famous former Rector, Charles Kingsley until his death in 1875.

In a quiet country lane but close to a good road network. Ready access to M3 and Fleet railway station (Waterloo line).

## The accommodation comprises:

On the Second floor:

### Guest Suite:

**Bedroom 5:** 31'6 X 11'10 with built in wardrobes  
**Shower Room:** with separate shower cubicle, wash hand basin and WC

### Landing:

First floor:

### Principal Suite:

**Bedroom 1:** 26'7 x 22'7 with built in wardrobes  
**Bathroom:** with separate bath, wash hand basin and WC  
**Bedroom 3:** 22'7 x 12'5 with built in wardrobes  
**Bedroom 4:** 12'4 x 9'1 with built in wardrobes

### Landing:

**Family Bathroom:** bath, wash hand basin and WC

### Guest Suite:

**Bedroom 2:** 17'6 x 16'6 with built in wardrobes and staircase.  
**Bathroom:** with bath and shower, wash hand basin and WC.

On the Ground floor:

### Reception Hall:

**Family Room:** 20'1 x 12' with door to lobby  
**Lobby:** with door to Dining Room and staircase to  
**Cellar:** 29'2 x 11'6  
**Drawing Room:** 21'5 x 18'9 with double doors to patio and door to  
**Orangery:** 27'6 x 13'11 with double doors to patio  
**Dining Room:** 18'8 x 15'11

**Kitchen/Breakfast Room:** 17'5 x 16'1 with stairs to Bedroom 2, door to garden and door to

### Utility Room:

**Shower Room:** Shower cubicle, wash hand basin and WC  
**Plant Room:** with WC

Outside:

**Workshop:** 15'3 x 10'1  
**Double Garage:** 24'7 x 19' with staircase to  
**Office:** 24'7 x 10'10  
**Pavilion:** 14'9 x 14'9

**Gardens:** Extensive driveway and formal gardens at the front. The rear garden features a patio, swimming pool, pergola, pizza oven. Establishes hedges and mature borders enhance the setting.

**Council Tax Band:** H                      **Energy Performance Certificate:** F37

**Services:** Mains, water, gas, electricity. Drainage to a compliant septic tank.

**IMPORTANT NOTICE:** Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Fo:36934/DCA

## Church Road, Eversley, Hook, RG27

Approximate Area = 5085 sq ft / 472.4 sq m

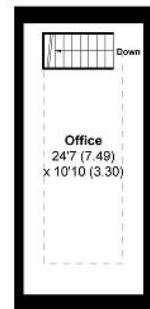
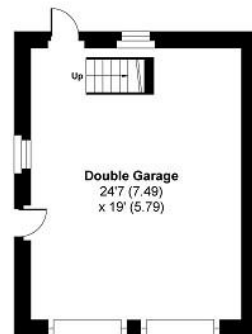
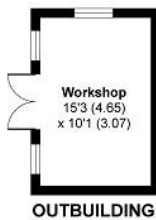
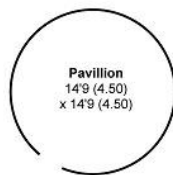
Limited Use Area(s) = 339 sq ft / 31.4 sq m

Garage = 601 sq ft / 55.8 sq m

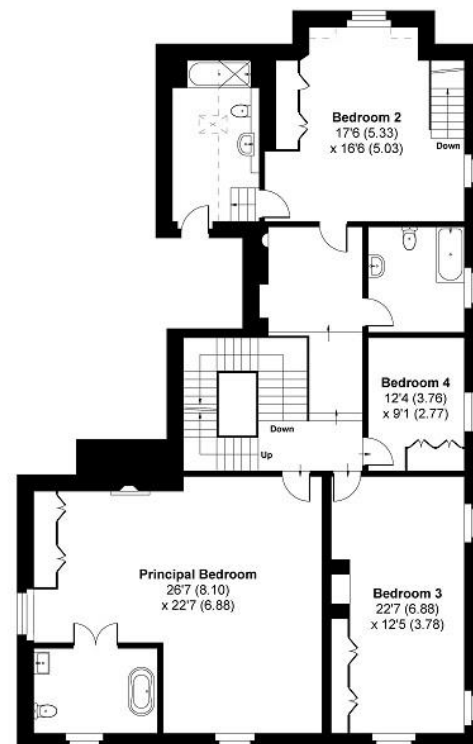
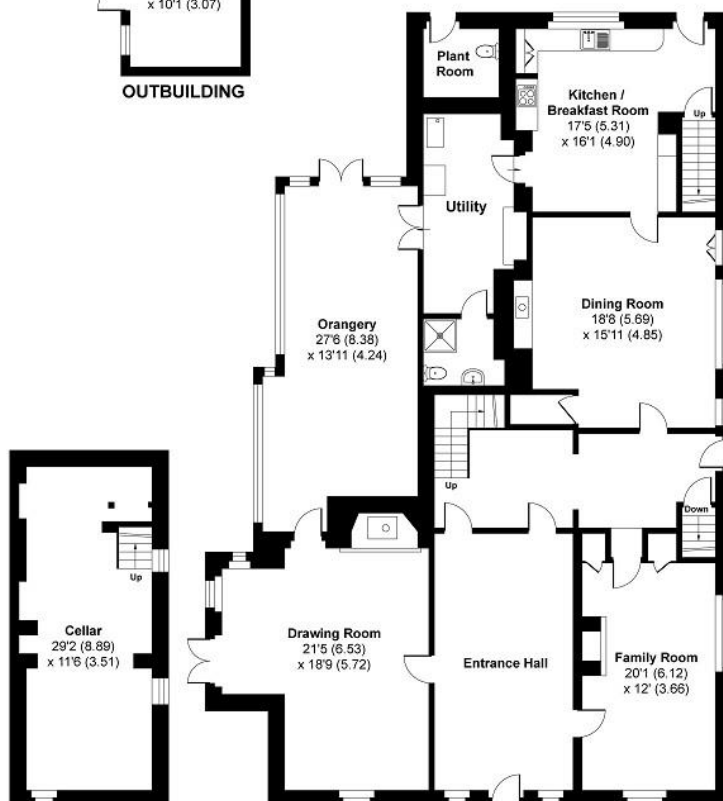
Outbuildings = 194 sq ft / 18 sq m

Total = 6219 sq ft / 577.6 sq m

For identification only - Not to scale



Denotes restricted head height





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