



Hill House, Eversley, Hampshire

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A well-appointed country house set in **glorious gardens and grounds** in this highly convenient location.

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## Summary of accommodation

**Ground Floor:** Reception hall | Drawing room | Library/study | Sitting room  
Kitchen/breakfast room | Family room | Boot room | Laundry room

**First Floor:** Principal bedroom with adjoining bathroom and dressing room  
Four further bedrooms | Two bathrooms (one adjoining) | Shower room

**Second Floor:** Two further bedrooms | Bathroom | Large attic storage space

**Outside:** Triple garage with gardeners WC & machinery store | Two garden sheds  
Stabling | Hay storage | Landscape gardens | Tennis court | Grounds & pasture

In all approximately 4.64 acres

## Distances

Eversley 2.6 miles, Fleet Station 4.3 miles (London Waterloo from under an hour)

Winchfield station 4.5 miles (London Waterloo from 61 minutes), Fleet 6.4 miles

Camberley 7 miles, Wokingham 8 miles (All distances and times are approximate)



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## Hill House

Hill House is approached via a private graveled drive leading into a turning area to the front and bordered by mature flower beds. Built around 100 years ago this handsome country house offers well-appointed accommodation over three floors. The current owners have completely redecorated and updated the house including the creation of an extension giving around 6,000 sq ft of living accommodation.

The main reception rooms face south and include a library/study, drawing room and a family room. The kitchen has windows overlooking the gardens to the south with doors leading to a terraced area. Over the first and second floors, the majority of the bedrooms all face south overlooking the gardens to the rear.









## Gardens and grounds

The gardens and terrace are located to the south and west of the property with an attractive dining terrace accessible from the kitchen and main reception rooms. The gardens are beautifully maintained with established plants, trees, shrubs and a large expanse of level lawn. Beyond are the remainder of the grounds that comprise of a tennis court, paddock with stable block, garden stores and a large woodland belt giving access to extensive footpaths and bridleways.

## Situation

Hill House is situated just to the south of the Hampshire village of Eversley which provides day to day facilities, including a village shop, four public houses, a church and an active cricket club. Nearby, the thriving larger village of Hartley-Witney offers a busy high street with a broad range of privately owned boutiques, shops, restaurants, cafés, delicatessens, a pub, a wine merchant, beauticians, clothing, arts and antiques as well as a doctor's surgery, dentist, post office and pharmacy. Further afield, are the larger towns of Reading, Fleet and Camberley. Eversley has good road connections to the M3 and M4 providing access to the national motorway network, London and its international airports.

Educational needs locally are well serviced by fee and non-fee-paying schools including Charles Kingsley's Primary School, Lambrook School in Bracknell, Yateley Manor School, St Neots in Eversley, Eagle House at Sandhurst, Yateley Secondary School, Lord Wandsworth in Long Sutton and Wellington College.

Recreational facilities in the local area include Heckfield Place Hotel, Fourseasons at Dogmerfiled and Tylney Hall in Rothwerick. The 2,000 acres Bramshill Forest is nearby which is perfect for riding. Adjacent to the house is Castle Bottom National Nature Reserve, a 72 acre protected area of heathland, perfect for recreational and dog walking.

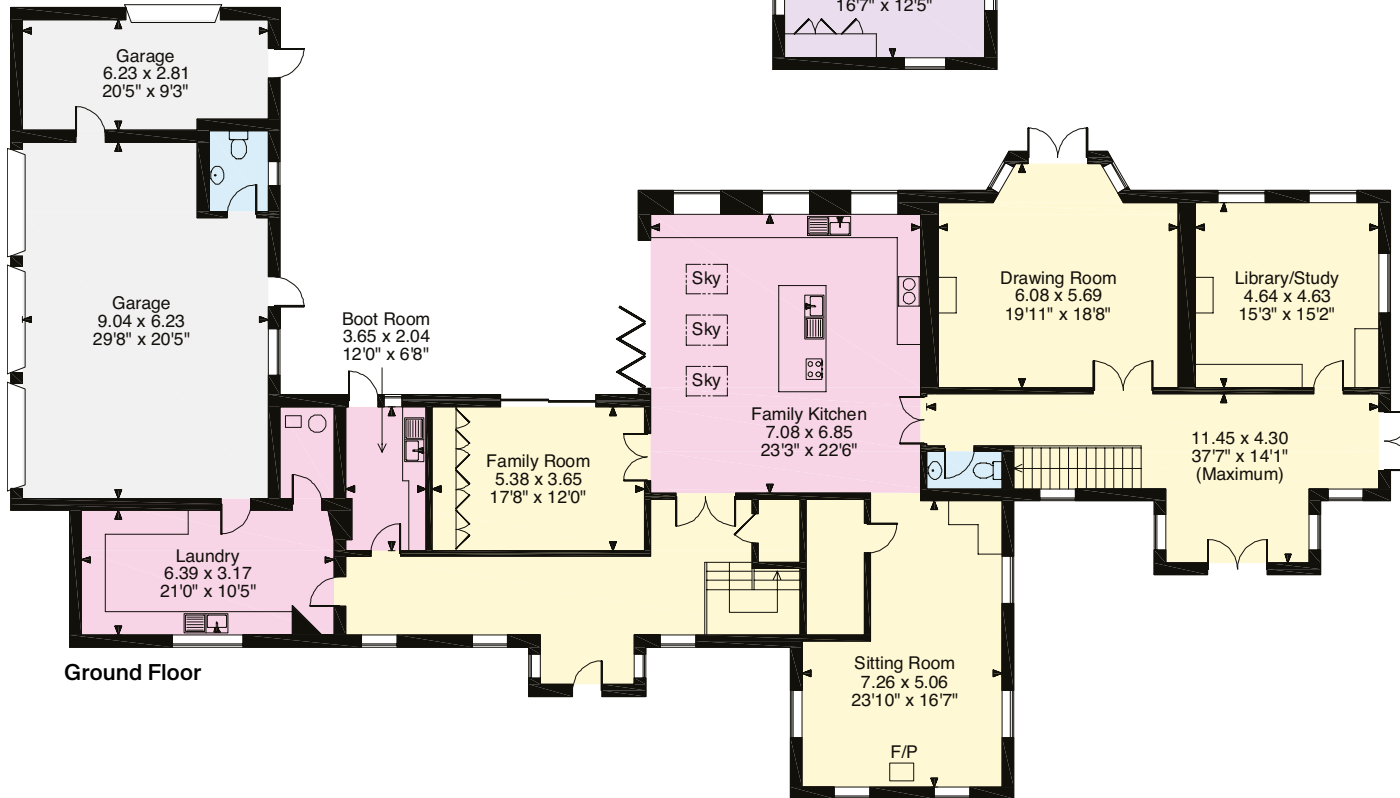
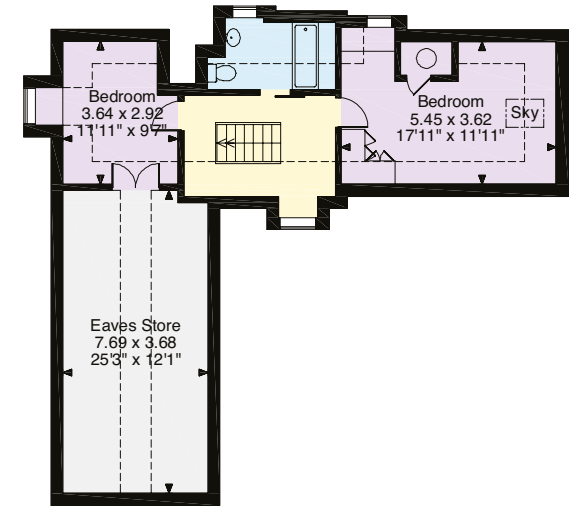
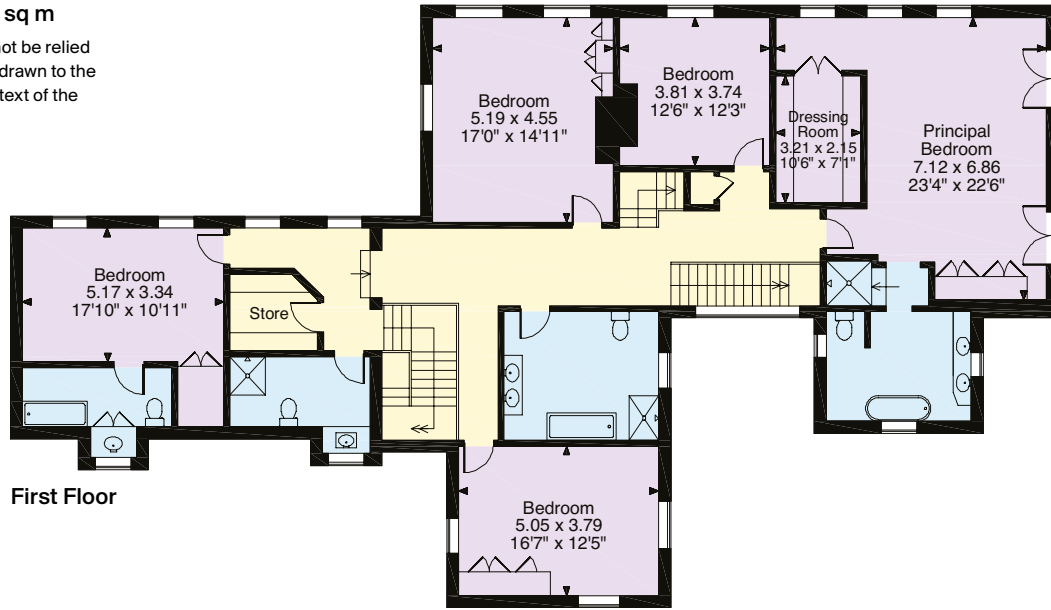


**Approximate Gross Internal Floor Area**

**Main House = 6,375 sq ft / 592 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside







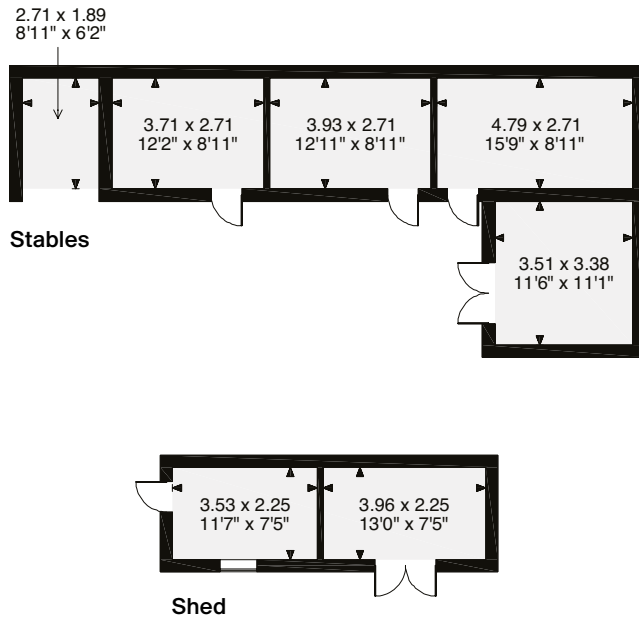


## Approximate Gross Internal Floor Area

Stables = 574 sq ft / 53 sq m

Shed = 185 sq ft / 17 sq m

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## Services

Mains water, electricity, gas and private drainage.

## What3Words

screen.gurgled.estate

## Property information

Tenure: Freehold upon vacant possession

Local Authority: Hart District Council

Council Tax: Band H

EPC Rating: D

Guide Price: £3,250,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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