





Hollybush Lane  
Eversley, RG27 0NH  
£780,000



## Property Details

 4 bedrooms

 2 baths

 EPC Rating B (83)

 1527 sqft (Inc Garage)

 Sandhurst (3.4 miles)

- Desirable Eversley Location
- Four Public Houses Within Walking Distance
- Within Catchment of Renowned Charles Kingsley School
- Other Local Schools of St Neots, Yateley Manor and Wellington College
- Comprehensive Range of Shops and Amenities at Yateley, Wokingham and Fleet
- Good Access to M3 And M4 Motorways
- Beautiful Open Countryside Close By
- Council Tax Band F
- Gated Driveway

A beautifully presented and really well-appointed detached home that has been substantially improved by the current owners located in this highly desirable road. The downstairs accommodation benefits from being very light and airy with a fantastic open plan kitchen breakfast room to living room as well as a tucked away snug/family room and a study. There is also a separate utility room which gives side access to the garden but also a door to an integral garage which is currently used as gym and storage space but could easily be converted subject to regulations into an annex or separate living room. Upstairs benefits from a fabulous main bedroom with modern en suite shower room as well as two further double bedrooms with a modern family bathroom and a fourth bedroom/office. To the rear of the house is a landscaped rear garden with an attractive patio and lawned area as well as another terrace with summerhouse which is a perfect sitting area to take advantage of the evening sun. To the front of the house is driveway parking for several cars.

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[01276 534100](tel:01276534100) / [james@seymours-blackwater.co.uk](mailto:james@seymours-blackwater.co.uk)

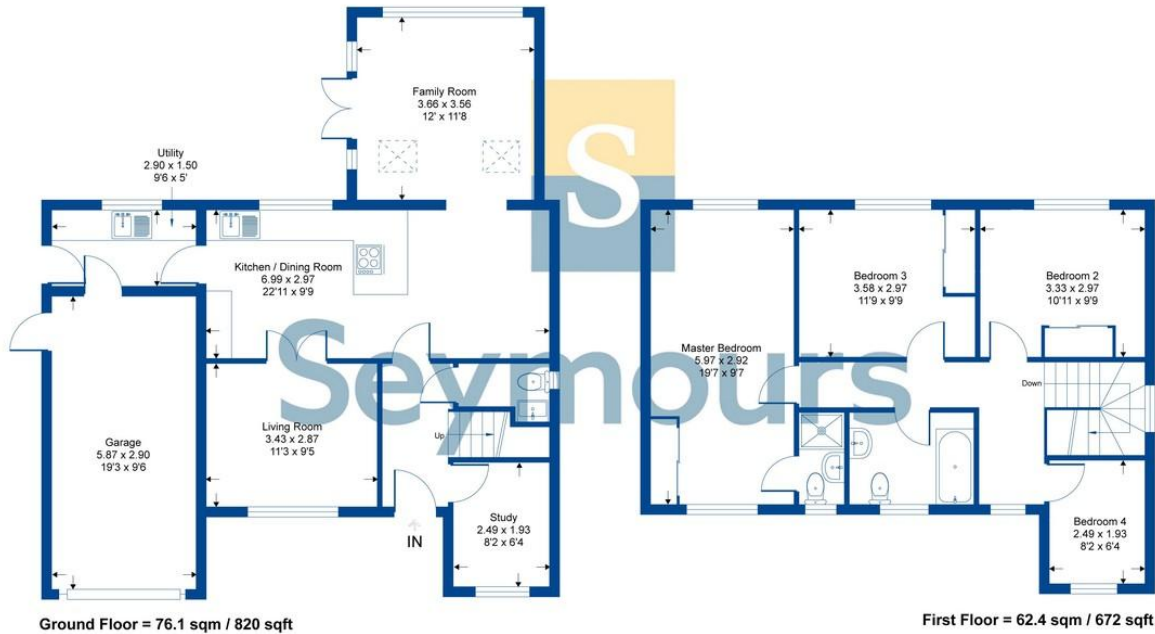
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## Property Details

### Ivy House

Approximate Gross Internal Area = 124.8 sq m / 1344 sq ft  
Approximate Garage Internal Area = 17 sq m / 183 sq ft  
Approximate Total Internal Area = 141.8 sq m / 1527 sq ft



Ground Floor = 76.1 sqm / 820 sqft

First Floor = 62.4 sqm / 672 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Seymours Blackwater Office 6 Kings Parade, 34 London Road, Blackwater, Camberley, Surrey, GU17 9AA  
01276 534100 / james@seymours-blackwater.co.uk / seymours-estates.co.uk

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