



A unique opportunity

New Mill, New Mill Lane, Eversley, Hook, Hampshire, RG27 0RA

Freehold



Entrance hall • 8 reception rooms • Kitchen/breakfast room • 7 bedrooms • Planning permission has been obtained • Planning application number 132005

- Detached stable block • Driveway parking
- Gated plot of about 2.59 acres • Private fishing rights

Description

New Mill is a truly unique opportunity to acquire a historic and characterful Grade II Listed mill which is believed to date back to the 15th Century.

Having been operated as a popular restaurant up until 2015, planning permission has now been obtained to convert and extend the property into a private residential residence. Full details of this consent and the consent for extension can be found on Wokingham Borough Council's website under the planning application number 132005.

Outside, the entire property sits in a private gated plot of about 2.59 acres. The grounds are mainly laid to lawn with terraces along the length of the rear of the property. There is ample driveway parking for several vehicles as well as a detached double stable block. The property also has the benefit of private fishing rights.

Situation

New Mill occupies a very special and idyllic location alongside The River Blackwater and its weir. Eversley is a pretty and popular village, with a renowned primary school, five busy pubs and plenty of attractive countryside. The area is awash with options for outdoor pursuits and there are numerous sports clubs in the

village, notably the cricket club on the village green.

It is well positioned for driving access to several mainline stations (Twyford, Wokingham and Fleet among others), each ideal for commuter access to London. The property is convenient for access to the M3 at Farnborough and for the M4 at Winnersh/Reading.

Schooling is well served by state and public schools, most notable amongst them St Neot's, Yateley Manor, Reddan House, Eagle House and Wellington College.

Local Authority: Wokingham Borough Council

Services: The property has mains, gas, water, electric and drainage.

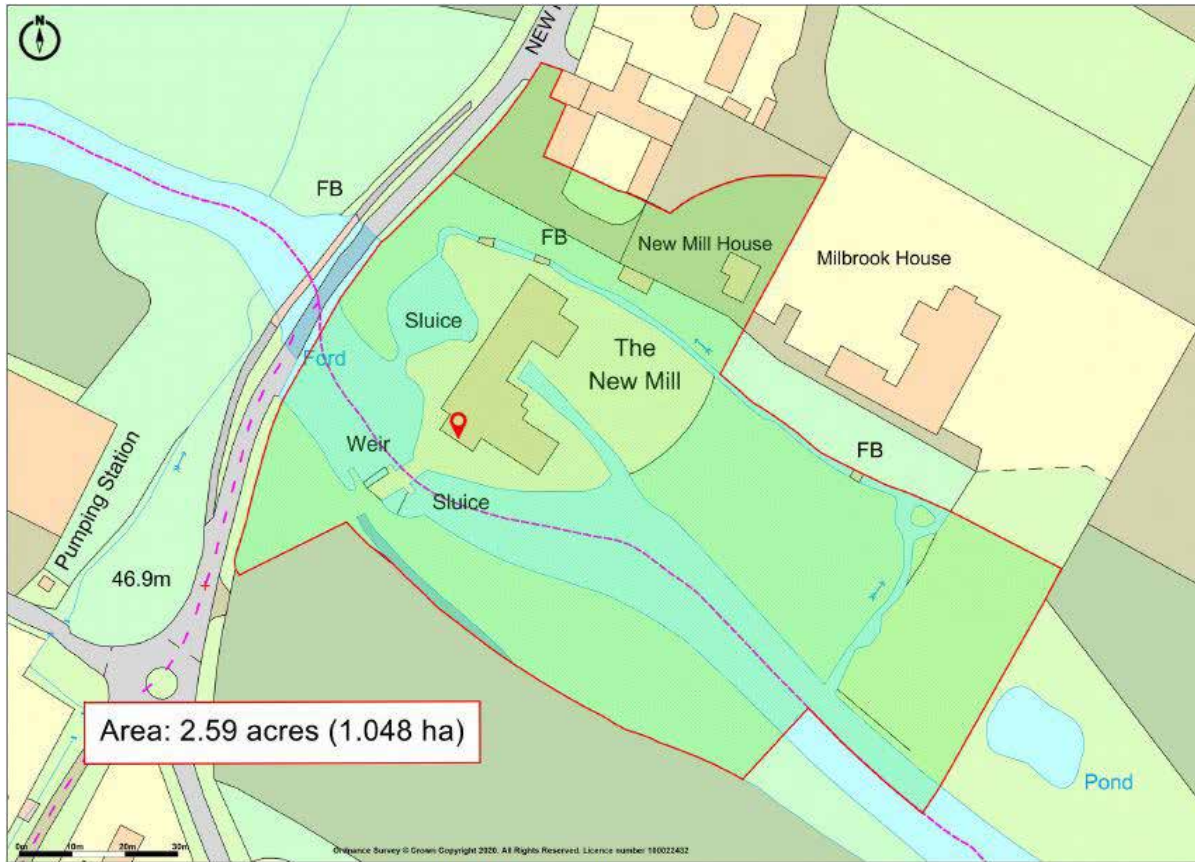
Fixtures and Fittings: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.





Promap v2 Ordnance Survey Crown Copyright 2020. All rights reserved.
 Licence number 100022432.
 Plotted Scale - 1:1700 Paper Size - A4



New Mill, New Mill Lane, Eversley, Hook, Hampshire, RG27 0RA

Approx. Gross Internal Area 6231 Sq Ft - 578.87 Sq M

(Not Including Stable)

Approx. Area of Stable 251 Sq Ft - 23.31 Sq M



savills

savills.co.uk

Frazer Chown

Savills Sunningdale

01344 626162

sunningdale@savills.com



For identification only. Not to scale. © 200925MG

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

