

Yateley
Asking Price Of £765,000

 mackenzie smith

Ashdown Cottage, Firgrove Road, Yateley, GU46 6NH

This substantial five double bedroom home is set on a desirable corner plot; nearby reputable schools, The Green and amenities. A self-contained annexe features a private kitchen & family room, whilst the main home includes two en suites, a 20ft lounge, a kitchen/breakfast room and a double garage.

Location

This detached family home rests along a popular and central tree-lined residential street, nearby The Green in Yateley.

Yateley is a suburban town and civil parish in Hampshire. It lies in the north eastern corner of Hart District and includes the settlements of Frogmore and Darby Green. In 2011 Hart district was named the UK's most desirable place to live, and Yateley was rated one of the most attractive postcode areas to live in England.

Yateley is mainly a commuter town with direct road links to London, Reading, Aldershot and Guildford and from the nearby town of Camberley there are rail services to London.

There are excellent schools, good local public houses, a supermarket and Yateley Cricket and Hockey Club is situated adjacent to the Blackwater Valley golf course, off Chandlers Lane.

Energy Efficiency Rating

Current: E | Potential: C

The Property

Ashdown Cottage is a distinctive five bedroom detached home that has been attentively maintained and enhanced over the years to offer versatile family accommodation. Situated on a corner plot, the property has utilised the generous external grounds with the addition of an extension, which now forms the self-contained annexe.

Altogether, the home encompasses circa 2478sqft of living space, with the extended ground floor featuring a 20ft lounge, open plan kitchen/breakfast room, utility room and cloakroom, as well as the self-contained annexe which benefits from internal and external entrance points. The generous proportions continue to the first floor which accommodates four double bedrooms and a shower room.

A neutral décor carries through this flexible family home, delivering a welcoming ambience, while also enhancing the space offered. The property also enjoys plenty of natural light, which begins at the glazed entrance porch, leading through to the bright and spacious entrance hall.

Thoughtfully arranged, the lounge, kitchen/breakfast room, annexe and cloakroom are all accessible from this central reception area, which also accommodates stairs to the first floor and useful storage cupboards.

The 20ft lounge with a triple aspect outlook enjoys plenty of natural light, with sliding doors opening to the garden patio. A fireplace forms a central feature in this family space.

Occupying a central position within the home is the open plan kitchen/breakfast room, which extends along the rear of the property, measuring over 23ft. This sociable space has been practically arranged, with high gloss units and wood work surfaces bordering one end, offering an open view through to the dining area. The quality finishes are further complemented by under pelmet lighting, while the adjoining utility room presents additional space for appliances and access to the outdoors.

The self-contained annexe makes a versatile addition to the home, presenting a private galley style kitchen, a bright and spacious dual aspect lounge and a dual aspect double bedroom, benefitting from built-in wardrobes and a modern en suite bathroom.

Four double bedrooms and a shower room can be found on the first floor. All bedrooms feature built-in storage, with the master also benefitting from a recently refitted en suite shower room.

The main shower room presents a modern three piece suite, comprising of a glass enclosed shower.

The Grounds

Mature hedging partially encloses the front garden, where a hardstanding driveway continues to the double garage and entrance porch. A five bar wooden gate provides privacy, further complemented by shaped areas of shingle.

Well-tended grounds continue to the rear, where the landscaped garden is bordered by mature hedging to give a pleasant sense of privacy and seclusion. The thoughtfully arranged outdoor space has been segmented by areas of shingle, paving and lawn to offer practical use for seating, dining and lounging. A pond, decorative pergola and planting add further character and interest to this well-screened outdoor space.

Agents Note

The vendor has advised us that the annexe benefits from a separate boiler system.

Recent Trustpilot Review

"If you want an honest, reliable and personal experience where you feel like your house is their only priority, then I strongly recommend Mackenzie Smith."

Directions

From our offices in Plough Road, Yateley, turn right towards Eversley and proceed past the traffic lights to the roundabout, turning left (first exit) into Hall Lane. Take the first right turn into Firgrove Road, whereupon Ashdown Cottage will be found on the right hand side before The Green.

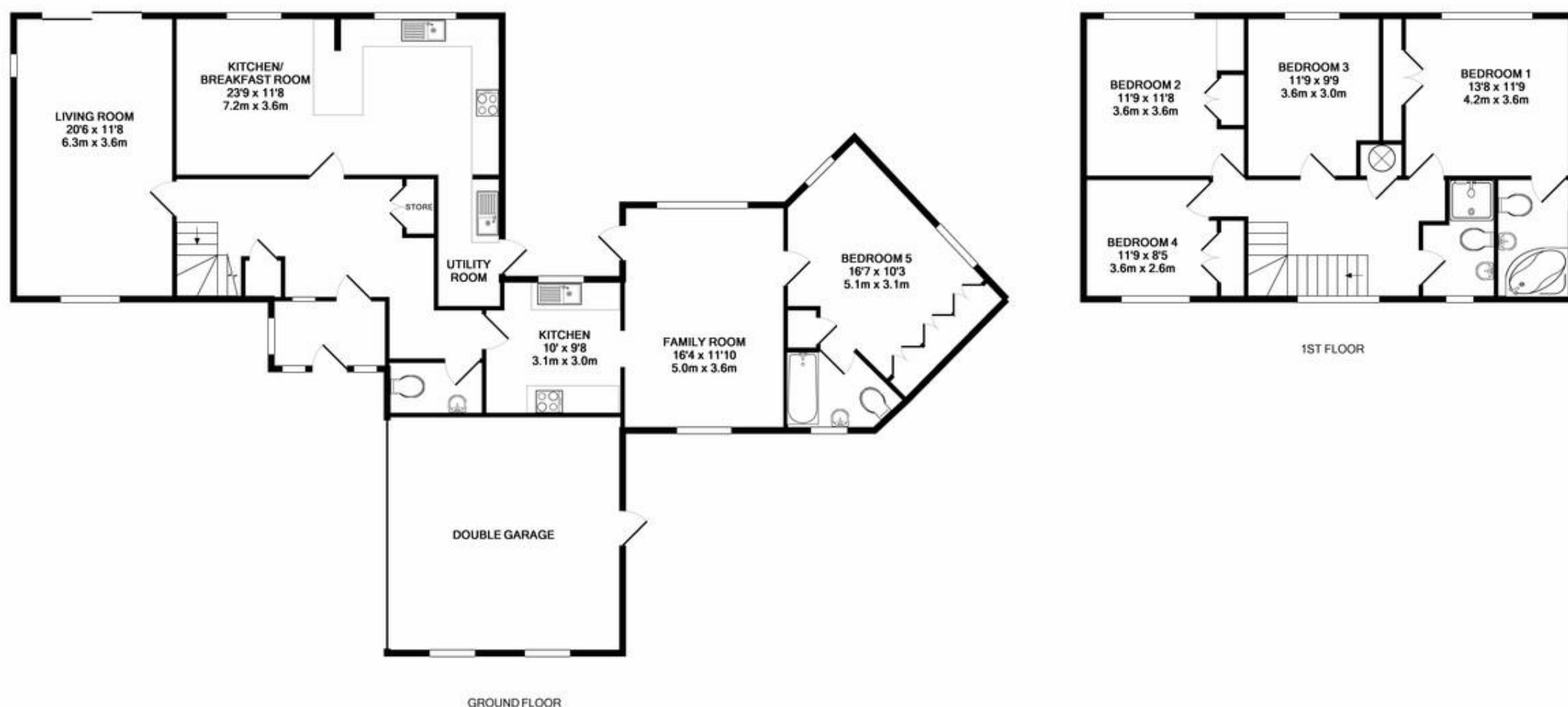
Every effort has been made to ensure these particulars provide a fair representation of the property, however we would like to draw your attention to the following:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order. References to the tenure of a property are based on information supplied by the vendor. The Agent has not had sight of the title documents. The purchaser is advised to obtain verification from their solicitor or surveyor as appropriate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. Measurements are approximate and any plans provided are not to scale.

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TOTAL APPROX. FLOOR AREA 2478 SQ.FT. (230.2 SQ.M.)

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