

Yateley
Guide Price £1,250,000



The Ridges, Chandlers Lane, Yateley, GU46 7SR

An Edwardian five bedroom home that enjoys a private outlook over a generous 0.4 acre plot and has been modernised to offer a two bedroom self-contained annexe. This substantial home features two reception rooms, a conservatory, kitchen/breakfast room, downstairs cloakroom, utility room, first floor balcony, en suite to master and a garage.

Location

This character property can be found just across the road from the expansive Sean Devereux Park, offering space for walking and games. The Yateley lakes and Blackwater River can also be found within a mile, to offer rural views and beautiful countryside areas to explore. A good selection of local amenities and reputable schools can be found within a mile of the home.

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.

The Property

The Ridges is a characterful, five bedroom detached home, with origins dating back to the Edwardian era. Over the years, the home has been modernised and updated to present versatile, bright and contemporary living areas along with the introduction of a two bedroom self-contained annexe and a conservatory

This detached property now encompasses a generous 3314 sq ft of living space and offers a great synergy of charming character features with modern styles. As such, a neutral and classic décor carries through the home to enhance original features, including high ceilings, cast iron fireplaces and spacious bay windows.

The versatile home extends across three floors, with the ground floor accommodation offering two reception rooms, a conservatory, kitchen/breakfast room, downstairs cloakroom, utility room and a two bedroom self-contained annexe; featuring a lounge, kitchen and bathroom.

To the first floor are three double bedrooms and the family bathroom, with a further two bedrooms available to the second floor.

A sheltered entrance leads through to the open plan dining area, which occupies a central position within the home. This open space retains a bright ambience, offering access to the kitchen, living room and downstairs cloakroom, whilst also accommodating stairs to the first floor.

With a multi-aspect outlook over the surrounding grounds, the living room presents another bright and airy space that measures over 22ft. The pitched-roof conservatory makes a notable addition to this versatile room, which along with another set of French doors, opens out to the well-tended rear garden.

The modern kitchen/breakfast room lies across the hall, extending over 19ft in depth to offer suitable space for dining furnishings. A generous fireplace with a wood burner forms a focal point here, with modern shaker units and granite work surfaces adding a contemporary appeal. Modern conveniences have also been incorporated within, including under pelmet lighting, a Range cooker, extractor hood, microwave, dishwasher and a fridge/freezer. Further appliance space is available within the adjoining utility room, with both spaces offering direct access to the outdoor areas.

Integral access to the self-contained annexe is available from the kitchen. This welcome addition to the home comprises of two double bedrooms, a 19ft sitting room with French doors, a kitchen and a bathroom with a four piece suite.

Turning stairs rise to the first floor, where there are three good sized double bedrooms and the bathroom. The galleried landing extends the depth of the home, providing a bright dual aspect outlook and also featuring French doors that open onto a balcony.

Both the master and second bedroom feature built-in wardrobes, with the master suite having the added benefit of a modern en suite shower room.

The main bathroom features an original roll edged freestanding bath.

Continuing to the third floor, there are two further bedrooms with eaves storage.

The Grounds

The Ridges is a remarkable double fronted period property, with a surrounding plot of circa 0.4 acres. Mature bushes and hedging screen the front gardens, where a shingled driveway leads to the sheltered entrance and garage.

A wrought iron gate leads to the generous rear gardens, which also enjoy a pleasant sense of privacy and have been largely laid to lawn. An expanse of paving continues around the rear of the property to present a suitable space for outdoor seating and dining.

Energy Efficiency Rating

Current: E I Potential: D

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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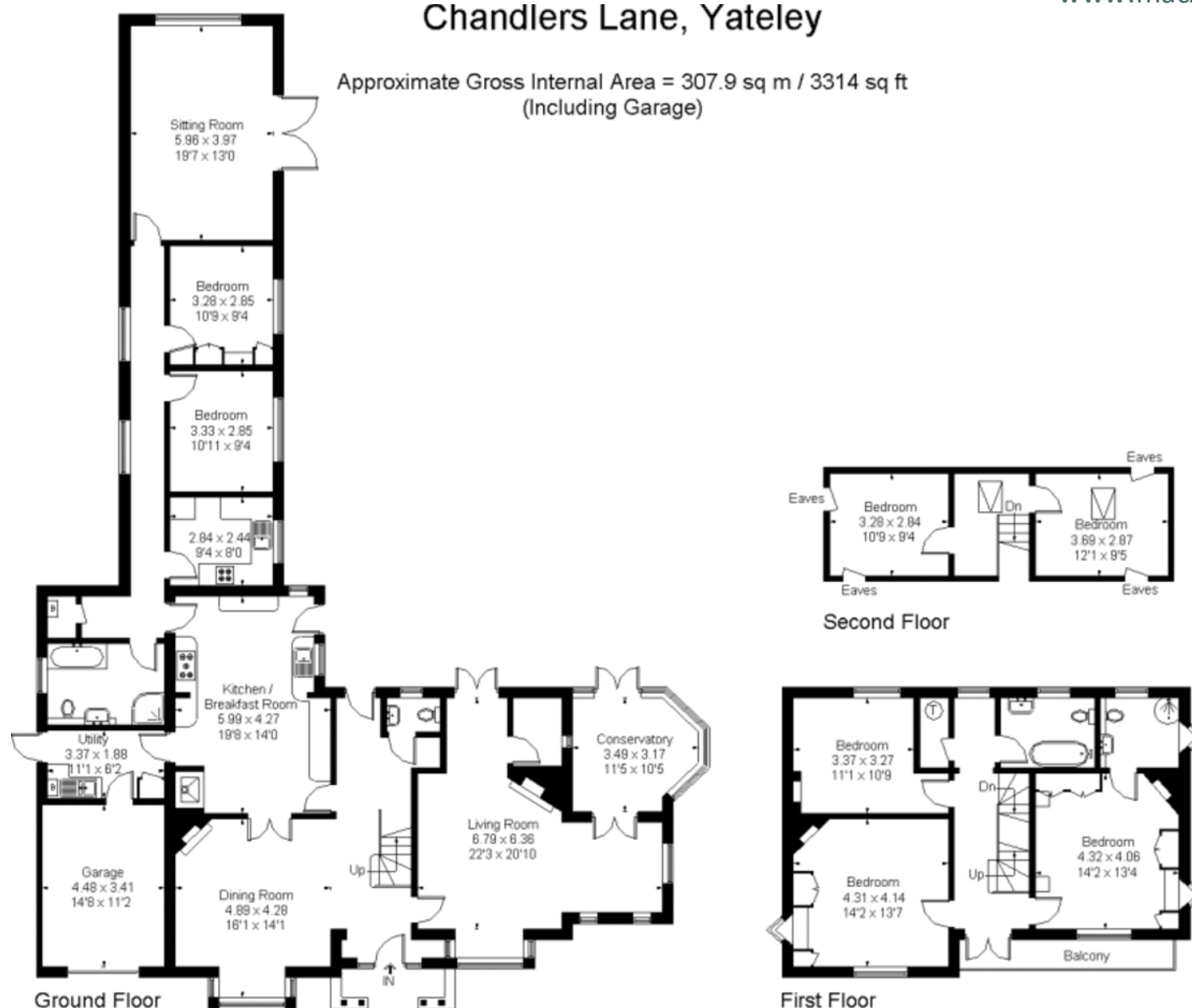
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Chandlers Lane, Yateley

Approximate Gross Internal Area = 307.9 sq m / 3314 sq ft (Including Garage)



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.