



Clover Lane | Yateley | Hampshire | GU46 6LN

Asking Price £575,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

Clover Lane | Yateley  
Hampshire | GU46 6LN  
Asking Price £575,000

A spacious four bedroom, two bathroom detached house with luxury kitchen/diner, potential to extend and westerly facing rear gardens with views.

- 4 bedroom detached house
- Bathroom and downstairs shower room
- In excellent condition throughout
- Council Tax Band E
- Kitchen/Dining room and living room
- Overlooking fields to the rear
- Potential to extend

## Location

The property is ideally located overlooking fields to the rear and close to local shops including Waitrose and excellent schools and yet not far from the town's other amenities including the pretty green and miles of excellent walking countryside on nearby Heathland. Also, for the water sports enthusiast Yateley offers many lakes and a river and there are numerous clubs and other activities. The M3 and M4 are easily accessible and for the commuter by train both Fleet and Farnborough provide fast services to London Waterloo.



AVAILABLE TO  
VIEW WITH  
WATERFORDS!!!



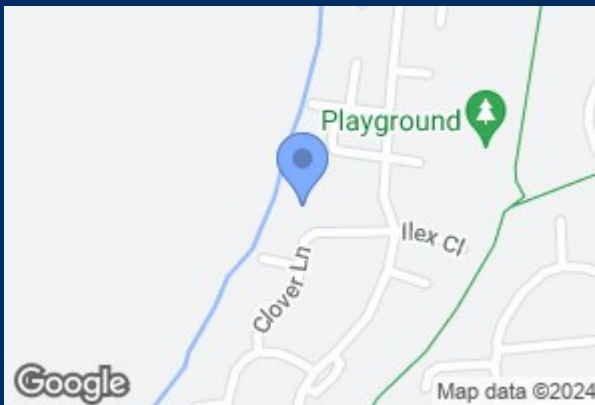
## Outside

The property is approached via its own driveway with off road parking for a number of vehicles leading to the garage with up and over door and light and power. The rear garden enjoys a westerly aspect overlooking fields with a lovely decking area and the rest mainly laid to lawn with a door giving access to the garage.

The well-maintained garden and patio create an inviting outdoor space, ideal for enjoying the fresh air and hosting gatherings. With off-street parking and a garage, convenience is ensured for multiple vehicles.

## Description

Presenting a charming detached house with four bedrooms, this property is a true gem that exudes a welcoming atmosphere. It offers a comfortable and modern living experience. As you step inside, you will be greeted by a bright and spacious interior, perfect for both relaxation and entertainment. The kitchen and dining room have been updated and redesigned and include a walk in bay with bespoke window seating and matching cabinets adjacent with wall panelling to the dining area and a Howdens kitchen with quartz work tops, built-in appliances, a kettle tap, engineered oak flooring and many other features. The main living room is a generous size with patio doors onto the rear garden and enjoying a westerly aspect and fine views over the fields. (this room could be split into two). There is a ground floor shower room. The first floor offers four generous bedrooms and a family bathroom. The property benefits from gas central heating and uPVC double glazing. This stylish property boasts a homely feel and is both accessible and convenient, making it an excellent choice for families or professionals. Don't miss the opportunity to make this delightful property your home. Arrange a viewing today to experience its many desirable features firsthand.



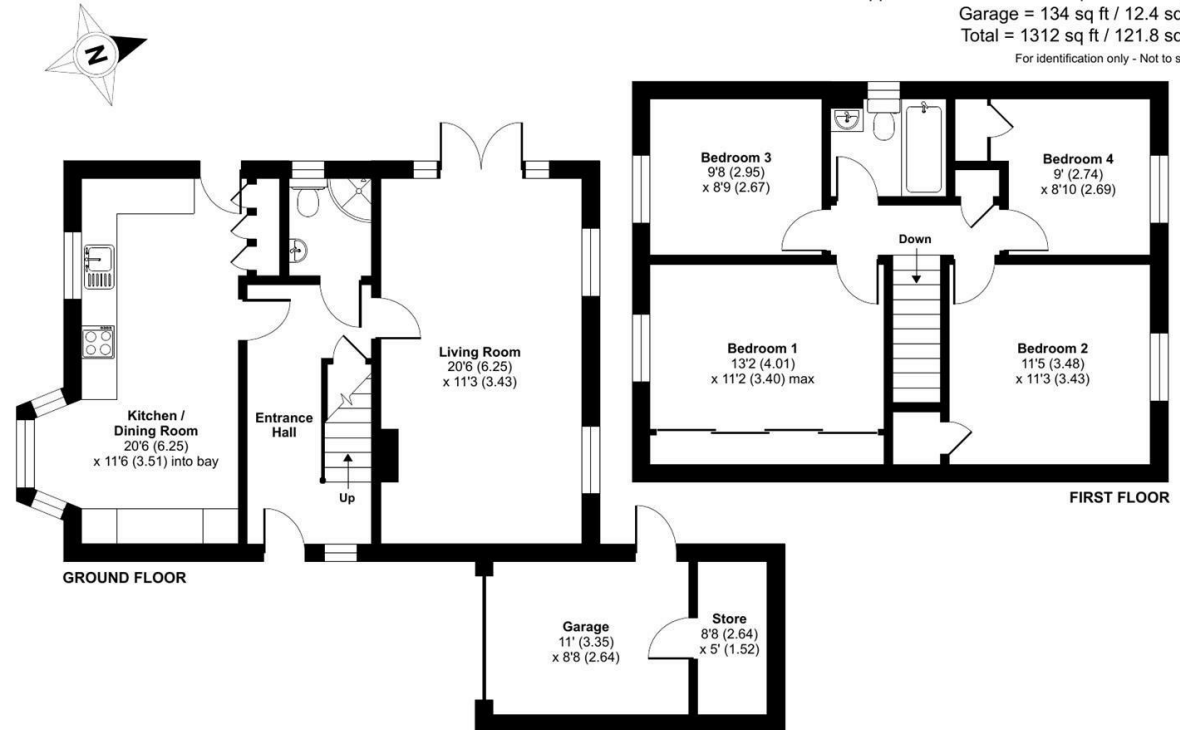
## Clover Lane, Yateley, Hampshire, GU46

Approximate Area = 1178 sq ft / 109.4 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1312 sq ft / 121.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Waterfords. REF: 1076836



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		70	82
(55-68) D			
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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