



Ryves Avenue | Yateley | Hampshire | GU46 6FB

Asking Price £700,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



Ryves Avenue | Yateley  
Hampshire | GU46 6FB  
Asking Price £700,000

Sought after Charles Church Elizabethan 4 bed detached house with en-suite, double garage, through lounge with open fireplace, stylish, homely and inviting.

- Charles Church Elizabethan
- Through lounge with open fireplace
- Dining room, utility room
- Council Tax Band F
- Four bedrooms and two bathrooms
- Through kitchen/breakfast room
- Double garage and driveway

## Location

The property enjoys an elevated position on an excellent plot. It is within easy reach of local shops like Waitrose and schools for all ages and yet within close proximity of the pretty greens, network of lakes and acres of Heathland which give Yateley the feel of a very comfortable village. There are numerous old inns and some excellent restaurants nearby. The M3 and M4 are easily accessible. For the commuter by train, both Farnborough and Fleet are within a short drive and provide fast services to London Waterloo.





NO ONWARD  
CHAIN -  
AVAILABLE FOR  
IMMEDIATE  
VIEWING!!



## Outside

The property is approached via its own driveway with side-by-side parking, leading to a double width garage with up and over doors, power and light, personal door to utility room and door to the rear garden. The front garden has been landscaped for ease of maintenance and there is gated access down the side of the property to the rear garden which is enclosed, offers good seclusion and catches the early morning, afternoon and evening sun. The patio area provides an ideal setting for alfresco dining or entertaining guests.

## Description

Introducing a charming and comfortable detached house boasting four bedrooms, located in a highly convenient and sought after area. This homely property is sure to captivate you with its period style features and sympathetic interior design. Well maintained, it offers a tranquil escape from life's hustle and bustle.

Inside you will notice the well designed layout synonymous with Charles Church at the time. Upon entering the property, you will be greeted by a charming entrance hall with cloakroom and independent access to all reception rooms and the through kitchen/breakfast room with granite work tops and enamel period style sink complimented by stylish period style units. In addition there is a utility room with personal door to the double width garage. The lounge is a delight being double aspect and boasting a property chimney. Double doors lead to the dining room which overlooks the rear garden. To the first floor there is a spacious landing and four well proportioned bedrooms, the main with en-suite and there is a second family bathroom. There is potential to extend either over the garage or to the rear (STPP).

In summary, this delightful property offers a wonderful blend of charm, comfort, and convenience. Don't miss out on the opportunity to call this stylish and well-maintained house your new home.



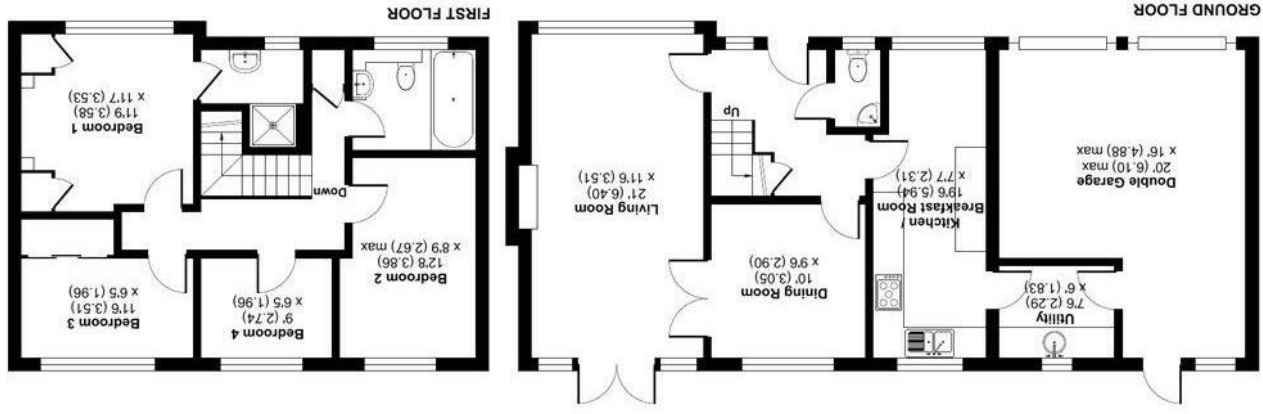
# Ryves Avenue, Yateley, GU46

Approximate Area = 1252 sq ft / 116.3 sq m

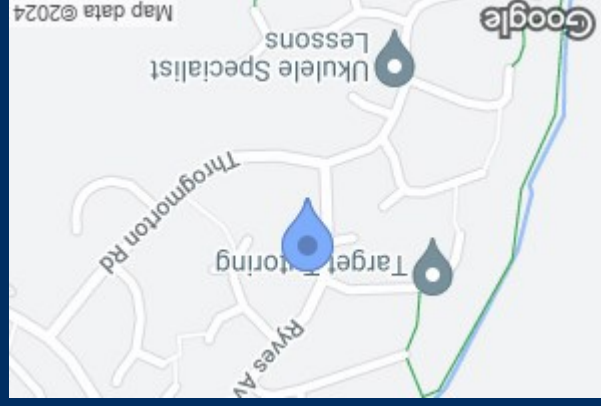
Garage = 268 sq ft / 24.8 sq m

Total = 1520 sq ft / 141.2 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). © nathcom 2024. Produced for Waterfords. REF: 1079345. RICS Property Measurement Certified



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 points)
Energy efficient	B (81-91)
Decent energy efficiency	C (69-80)
Below average energy efficiency	D (55-69)
Poor energy efficiency	E (39-54)
Very poor energy efficiency	F (21-38)
Very poor energy efficiency - higher running costs	G (1-20)
Current	71
Target	84

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