



Coronation Road | Yateley | Hampshire | GU46 7TH

Waterford's W
Residential Sales & Lettings

Coronation Road | Yateley Hampshire | GU46 7TH

Welcome to this stunning detached house located on Coronation Road in the picturesque town of Yateley, Hampshire. This contemporary, lifestyle home boasts 3 reception rooms, 4 bedrooms, and 3 bathrooms, providing ample space for comfortable living.

As you step inside, you are greeted by a spacious 24' kitchen/breakfast room, perfect for hosting family gatherings or enjoying a quiet morning coffee. The 23'7" master bedroom offers a luxurious retreat, complete with its own en-suite bathroom for added convenience.

This property is ideal for those who love to entertain, with three reception rooms providing versatile spaces for relaxation and socialising. The south-facing garden is a true gem, offering a sunny spot to unwind or host summer barbecues with friends and family.

Parking will never be an issue with space for numerous vehicles, ensuring you always have a convenient place to park. Whether you're looking for a peaceful sanctuary to call home or a place to create lasting memories, this property on Coronation Road is sure to impress.

- Stunning Lifestyle Home
- Walking Distance to Town Centre
- 24' Contemporary Kitchen/Breakfast Room
- 23'7" Master Bedroom
- Three Reception Rooms
- South Facing Gardens



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Location

The countryside around Yateley in Hampshire is a wonderful environment for the enjoyment of country living, whilst giving close links to M3/M25, major airports and mainline train stations. The Common itself (a mixture of heathland, woods, forest and lakeland) provides vast space for hiking, biking, dog walking and horse riding and neighbours Minley Woods, Trilakes Country Park, Bramshill Forest, Finchampstead Ridges, Hawley Lake and the Blackwater Valley.

The village of Yateley retains warm and welcoming pubs, village shops including a butcher and fishmonger, a beautiful village green with playground, and Sean Deveraux Park offering many sports facilities including a nine hole golf course. For those interested in equestrian pursuits, there are many opportunities on the doorstep, with both local liveries, Ryecroft and Wellington Riding very close by. The property is within walking distance of Yateley Manor and Hurst Lodge schools, a short walk from Sainsburys, the Post Office, Boots and a five minute drive to Waitrose.

The area has many reputable schools, both private and independent including Wellington College which is less than a mile away and Yateley Manor School, a walk away in the village, together with Holme Grange, Reddam House (formerly Bearwood College) Eton, Eagle House, Luckley House School, St Neots, Farnborough 6th Form.



Description

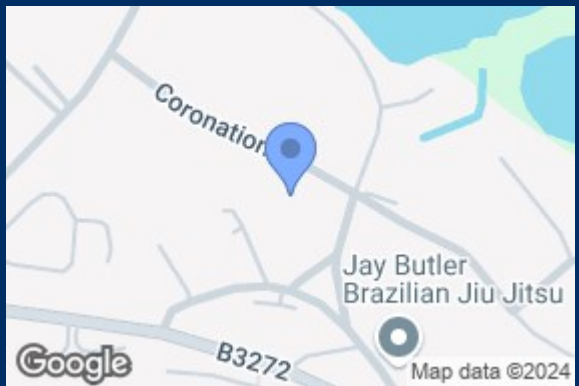
A stunning lifestyle home situated within walking distance of Yateley town centre and local amenities. The property has been extended and improved to offer accommodation that is the epitome of contemporary, modern living. The ground floor includes a welcoming entrance hall which leads to the living room, study and the hub of the home, the 24' kitchen/breakfast room which has bi-fold doors opening onto the sun terrace and rear garden. There is a bar/family room positioned off the kitchen which also boasts bi-fold doors and is a great space for relaxing or entertaining.

The first floor includes a 23'7" master bedroom with an en-suite bathroom, 15'4" guest bedroom with en-suite shower room, two further double bedrooms and a family bathroom

Outside

The South facing rear garden is a haven for relaxing offering privacy and seclusion. There is a large sun terrace to the rear of the property which brings the outside in with the bi-fold doors off the kitchen/breakfast room and bar/family room. There is a large driveway to the front providing off road parking for numerous vehicles and there is a detached garage to the side of the property.





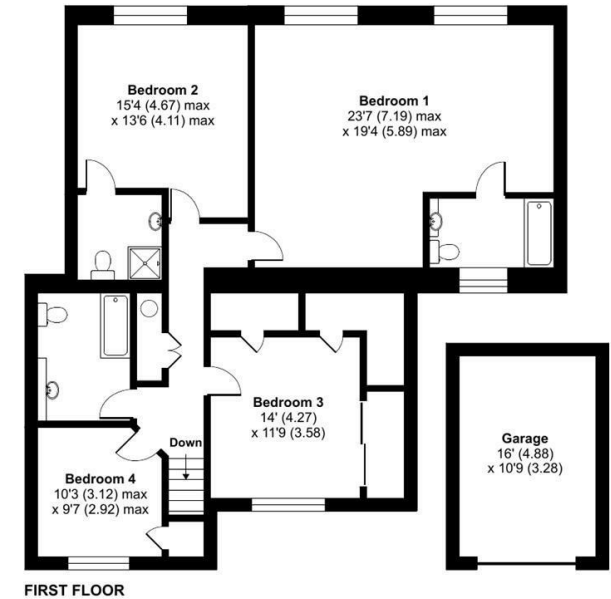
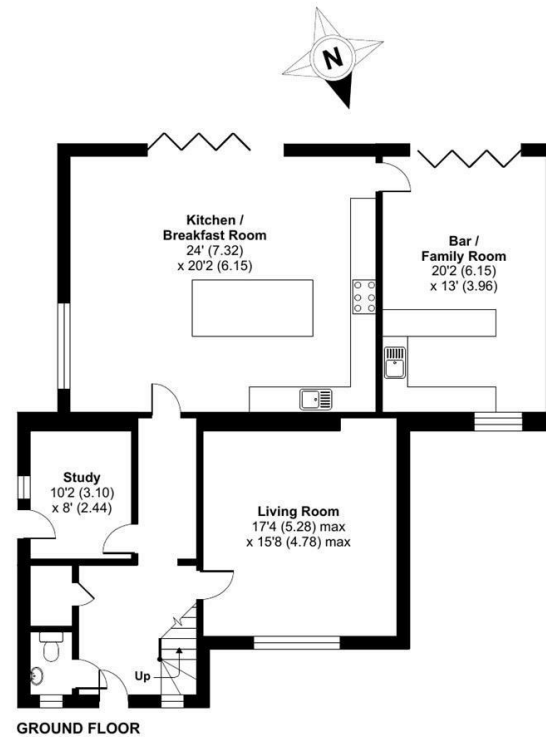
Coronation Road, Yateley, GU46

Approximate Area = 2654 sq ft / 246.5 sq m

Garage = 173 sq ft / 16 sq m

Total = 2827 sq ft / 262.6 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). © rncocom 2024. Produced for Waterfords. REF: 1150944



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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