



Exeter Gardens | | Yateley | GU46 7RS

£875,000

Freehold

*Waterfords* W  
Residential Sales & Lettings

# Exeter Gardens | Yateley | GU46 7RS £875,000

SOLD PRIOR TO MARKETING - Welcome to this exquisite property located in the charming Exeter Gardens of Yateley. This stunning detached house boasts 5 bedrooms, and 3 bath/shower rooms, providing ample space for comfortable living.

One of the highlights of this property is the beautiful open plan living space with bi-fold doors that open onto a sun terrace, creating a seamless blend between indoor and outdoor living. Imagine enjoying your morning coffee bathed in natural light or hosting gatherings with friends and family in this inviting space.

The south-east facing garden is a true gem, offering a perfect spot for relaxation and outdoor activities. Whether you have a green thumb or simply enjoy soaking up the sun, this garden is sure to delight.

Additionally, the property features a double garage, providing convenient parking and storage solutions for your vehicles and belongings.

Don't miss the opportunity to make this house your home and experience the luxurious lifestyle it has to offer.

- Five Bedrooms
- Open Plan Kitchen/Breakfast Room
- Cul-de-sac Location
- Three Bath/Shower Rooms
- Family Room with Bi-Fold Doors
- Double Garage

## Description

Positioned in a quiet cul-de-sac, this executive detached family home was built by Charles Church and offers extensive accommodation over two floors. The ground floor includes a 21' living room, 31' open plan kitchen/breakfast room that leads to a 21' family room which boasts bi-fold doors opening on to the sun terrace and rear garden. There is also a utility room, downstairs shower room and boot room. The first floor includes five bedrooms, large en-suite to the master and further family bathroom.



SOLD PRIOR TO  
MARKETING



## Outside

The property is approached by a generous driveway which leads to the double garage and open plan lawned area. The south east facing gardens offer privacy and seclusion with a large sun terrace ideal for alfresco dining and a raised seating area. The bi-fold doors from the family room bring the outside in making it ideal for entertaining or relaxing.

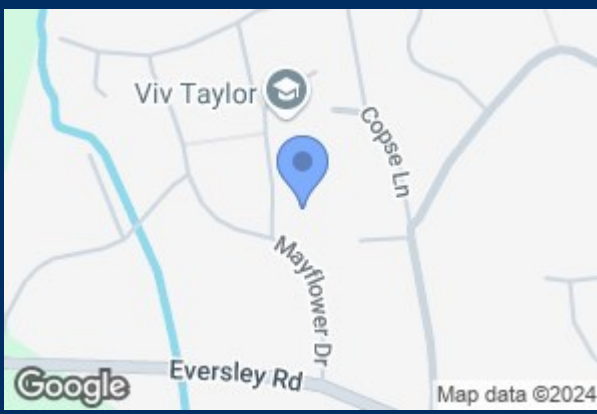
## Location

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.

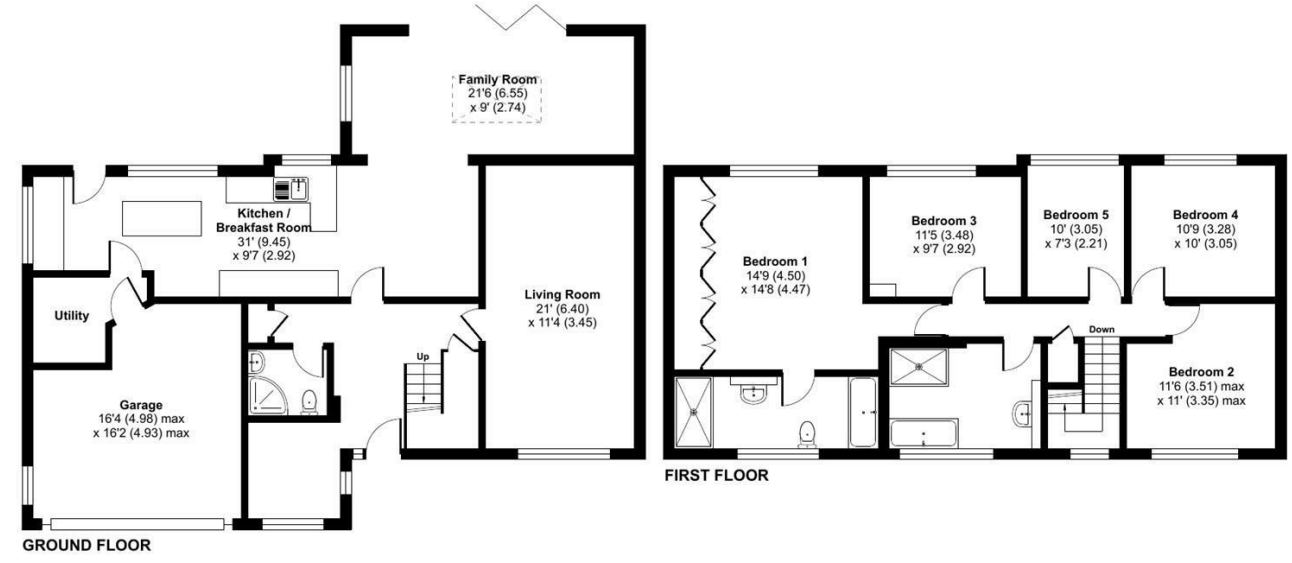
The property is within walking distance of Yateley Manor and Hurst Lodge schools, a short walk from Sainsburys, the Post Office, Boots and a five minute drive to Waitrose.

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.

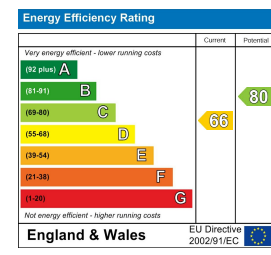


## Exeter Gardens, Yateley, GU46

Approximate Area = 2018 sq ft / 187.4 sq m  
 Garage = 226 sq ft / 20.9 sq m  
 Total = 2244 sq ft / 208.3 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). © nchecom 2024. Produced for Waterfords. REF: 1177142



35 Plough Road  
 Yateley  
 Hampshire  
 GU46 7UW  
 01252 870222  
 yateley@waterfords.co.uk