



Hilfield | | Yateley | GU46 6XP

Price Guide £675,000 Freehold

Waterford's W
Residential Sales & Lettings

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Yateley | GU46 6XP
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Welcome to this charming property located in the peaceful location of Hilfield, Yateley. This delightful house, built by the renowned Charles Church, is situated in a quiet cul de sac, offering a tranquil and serene living environment.

As you step into the property, you are greeted by comfortable accommodation that lead to spacious private gardens that surround the house, providing a perfect retreat for relaxation and outdoor activities. The absence of an onward chain makes this property an even more attractive prospect for those looking to move swiftly and effortlessly into their new home.

One of the standout features of this property is the potential for an annexe, offering versatility and additional living space for guests, extended family, or even the possibility of generating rental income.

- Four Bedroom Detached
- Three Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom and Utility Room
- Cul-de-sac Location
- No Onward Chain



Available to view
with Waterfords



Description

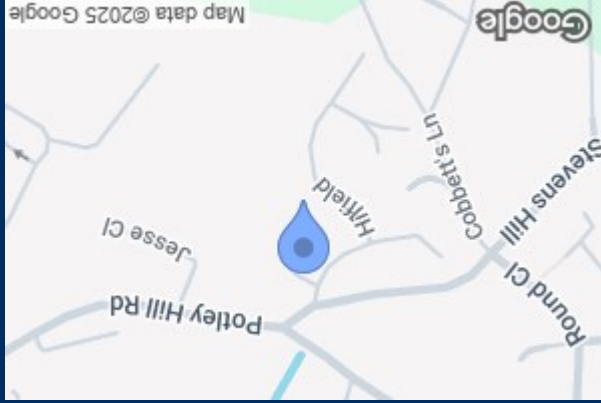
A stunning detached home positioned in a highly regarded area of Yateley. The property provides generous ground floor accommodation featuring a large living room perfect for entertaining, opening to a dining room with doors leading to the beautiful landscaped garden. There is also a good sized kitchen, utility room and downstairs cloakroom. The ground floor is completed by the addition of a family room filled with natural light, thanks to the sliding doors leading to the patio. On the first floor, there are four spacious bedrooms and a family bathroom.

Outside

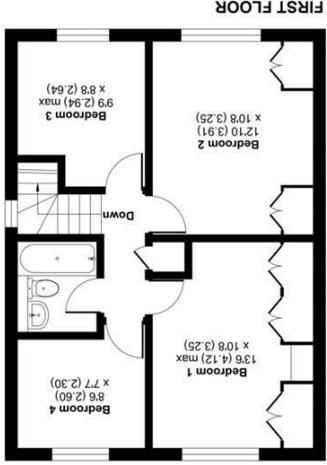
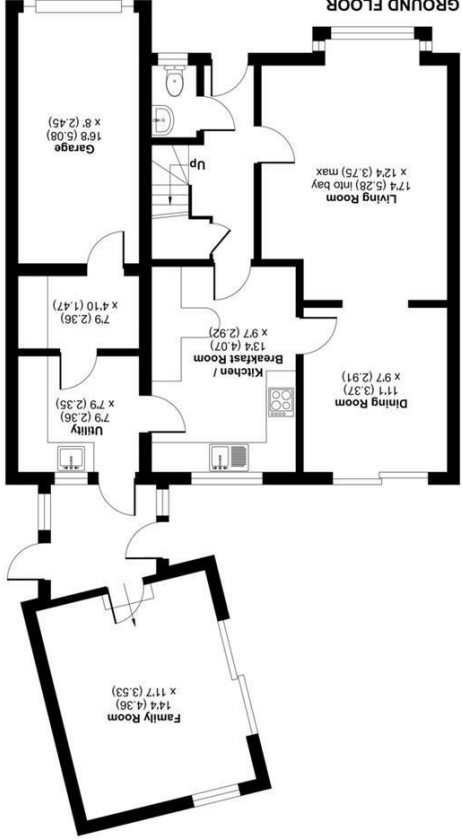
To the front of the property there is a driveway providing off road parking leading to an integral garage. To the rear of the property is a private rear garden laid mainly to lawn with a sun terrace ideal for alfresco entertaining. There is a garden and gated side access.

Location

A Charles Church built detached home conveniently located in a quiet cul-de-sac, just a short distance away from Yateley Town Centre which features a number of independent cafes, pubs and shops, including an award winning butchers and fishmongers. Yateley is ideal for those looking to regularly commute with junction 4a of the M3 and Junction 11 of the M4 a few minutes drive away. Access to London and other key destinations is also made easy with Farnborough and Fleet Railway Stations a short drive away providing fast links to London Waterloo. Sandhurst and Blackwater Railway Stations are also nearby with lines to Reading and Gatwick. Yateley is also perfect for those that love walking, with scenic countryside just down the road with Horseshoe Lake and Yateley Common.



Energy Efficiency Rating	
Current	81
Potential	69
Very energy efficient - lower running costs	
A (91-95)	
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).
Incorporating International Property Measurement Standards (IPMS2 Residential).
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Hiltfield, Yateley, GU46
Approximate Area = 1409 sq ft / 130.9 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1543 sq ft / 143.3 sq m
For identification only - Not to scale

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