



Mill Lane | | Yateley | GU46 7TN

Offers In Excess Of £1,250,000

Freehold





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Welcome to this stunning property located on Mill Lane in the charming town of Yateley. This beautiful detached house, built in 1911, boasts character and charm that is sure to captivate you from the moment you step inside.

Spread across 3,137 sq ft, this spacious property offers ample room for comfortable living with 3 reception rooms, perfect for entertaining guests or simply relaxing with your family. With 6 bedrooms and 4 bathrooms, there is plenty of space for everyone to enjoy their own privacy and comfort.

One of the standout features of this property is its large private garden, providing a tranquil oasis where you can unwind and enjoy the outdoors in peace and seclusion. Whether you have a green thumb or simply enjoy al fresco dining, this garden offers endless possibilities for you to create your own slice of paradise.

Don't miss out on the opportunity to make this character-filled detached house your new home. Contact us today to arrange a viewing and experience the charm and elegance that this property has to offer.

- Character Detached
- Four Bathrooms
- Double Garage and Driveway
- Six Bedrooms
- Three Reception Rooms
- Large, Private Garden

## Description

This character detached home is located a short walk for Yateley town centre. The extensive accommodation is in excess of 3100 sq ft and includes six bedrooms, four bathrooms, three reception rooms and an open plan 33'8 kitchen/breakfast room. The property retains many character features and is offered for sale with no onward chain complications.





Available to view  
with Waterfords



## Outside

There is a large driveway to the front of the property and a double garage. To the rear of the property the private gardens are ideal for alfresco entertaining being laid mainly to lawn with a large a sun terrace.

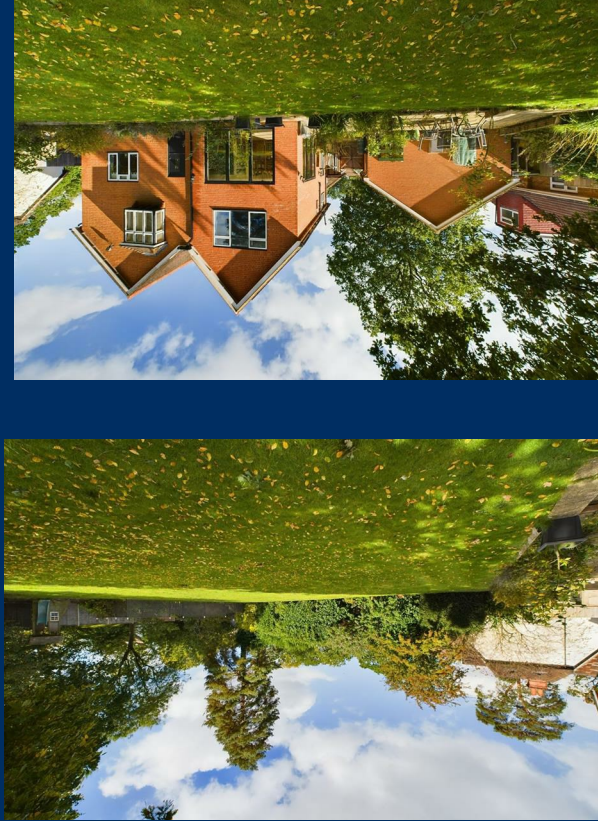
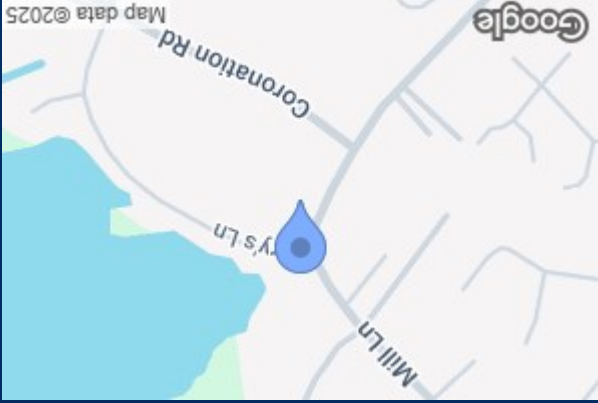
## Location

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.

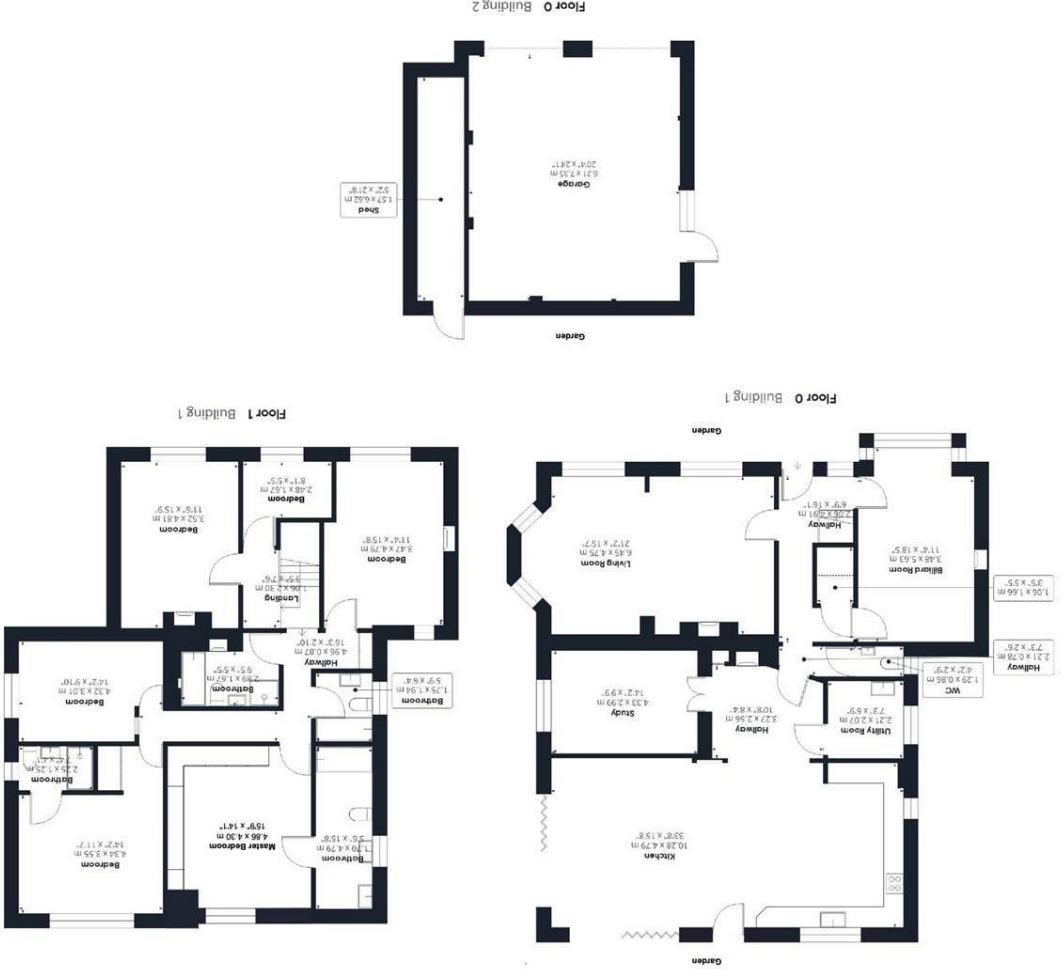
The property is a seven minute walk from Yateley Manor and Hurst Lodge schools, a five minute walk from Sainsburys, the Post Office, Boots and a five minute drive to Waitrose.

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.



Energy Efficiency Rating	
Current	77
Potential	86
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	
England & Wales	
EU Directive 2002/91/EC	

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Approximate total area<sup>(1)</sup>  
291.51 m<sup>2</sup>  
3137.79 ft<sup>2</sup>  
0.79 m<sup>2</sup>  
8.5 ft<sup>2</sup>  
Reduced headroom

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.  
GIRAFFE360

