



Chandlers Lane | | Yateley | GU46 7SP

£850,000

Freehold

Waterford's W
Residential Sales & Lettings

Chandlers Lane | Yateley | GU46 7SP £850,000

Welcome to Chandlers Lane, Yateley - a truly remarkable property that is sure to capture your heart! This stunning house boasts over 2,100 square feet of accommodation including 4 spacious bedrooms, 3 modern bathrooms, and 3 reception rooms, providing ample space for comfortable living.

Situated on a picturesque tree-lined lane, this property offers a sense of tranquillity and privacy that is hard to come by. As you enter through the gated driveway, you are greeted by the charm and elegance of this home.

One of the highlights of this property is the private and secluded gardens, perfect for enjoying a morning coffee or hosting gatherings with friends and family. The beautifully landscaped outdoor space is a true oasis of calm.

The heart of this home is the kitchen/breakfast room, which is not only stunning in design but also functional for everyday living. Whether you are a seasoned chef or just enjoy cooking for loved ones, this space is sure to inspire culinary creativity.

- Four Bedroom Home
- Three Bath/Shower Rooms
- Stunning Kitchen/Breakfast Room
- Gated Driveway Room
- Tree Lined Lane
- Private and Secluded Gardens

Description

A stunning home in a fabulous location, this gated four bedroom property offers accommodation in excess of 2100 sq ft. The property boasts four bedrooms with three bath/shower rooms to the first floor whilst the extensive ground floor includes a 26'8 living room, a delightful bright and airy 23'3 kitchen/breakfast room, study and downstairs cloakroom.



Available to view
with Waterfords



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, Horseshoe Lake, Bramshill Forest, Finchampstead Ridges, Hawley Lake and the Blackwater Valley.

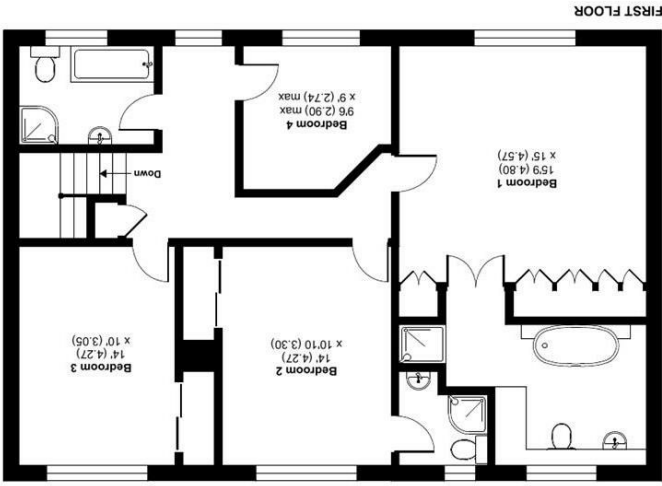
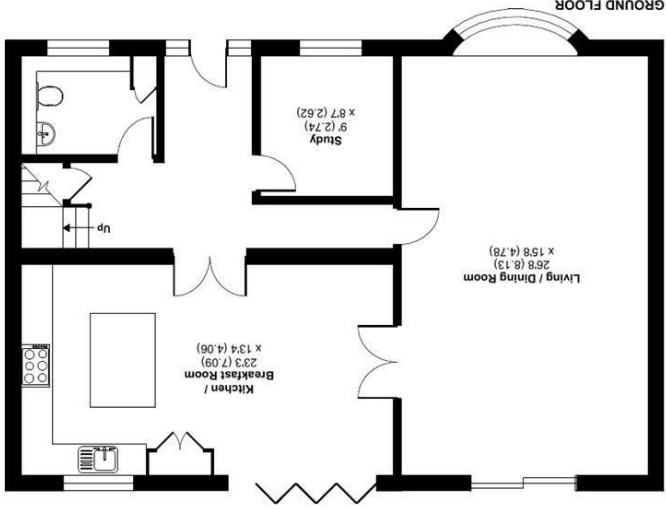
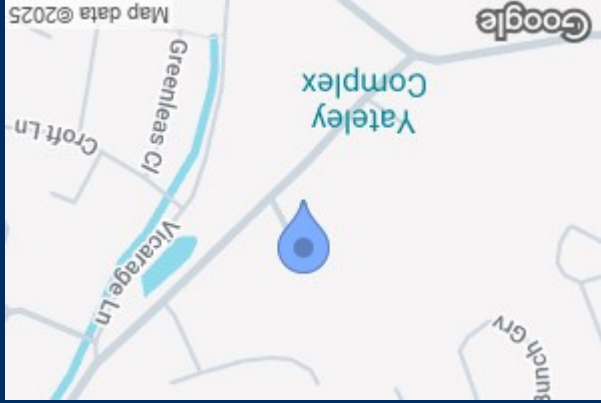
The village of Yateley retains warm and welcoming pubs, village shops including a butcher and fishmonger, a beautiful village green with playground, and Sean Deveraux Park offering many sports facilities including a nine hole golf course. For those interested in equestrian pursuits, there are many opportunities 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.

Outside

The property is approached by a large, gated driveway with multiple parking spaces. The rear gardens are private and secluded with the bi-fold doors from the kitchen/breakfast room allowing the outside in and making the large sun terrace ideal for alfresco entertaining. There is a further patio area to the rear of the garden with a storage shed.



Chandlers Lane, Yateley, GU46
 Approximate Area = 2166 sq ft / 201.2 sq m
 For identification only - Not to scale

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © richcom 2024.
 Waterfords Residential Sales & Lettings

Energy Efficiency Rating	
Current	Potential
73	81
EU Directive 2002/91/EC Not energy efficient - higher running costs A (91-100) B (81-90) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
Very energy efficient - lower running costs A (91-100) B (81-90) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

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