



Bunch Grove | | Yateley | GU46 7BB

£595,000

Freehold

Waterford's W
Residential Sales & Lettings

Bunch Grove | Yateley | GU46 7BB £595,000

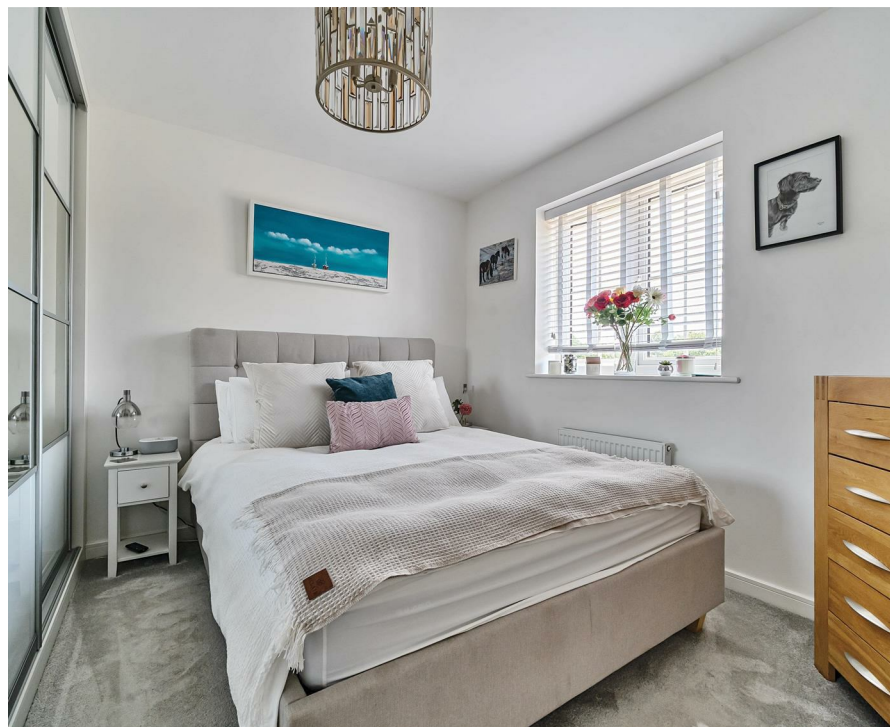
Nestled in a peaceful cul-de-sac within the highly sought-after Forest Chase development, this beautifully presented three-bedroom detached home offers exceptional privacy and tranquillity. With no through traffic and a rear garden that is not overlooked, this property is ideal for families or anyone seeking a quiet retreat close to nature.

- Detached three-bedroom family home
- Quiet cul-de-sac location with no through road
- Lovely, well-maintained rear garden Not overlooked—excellent privacy
- Immaculate condition throughout
- Walking distance to nature reserve and Horseshoe Lake
- Green space, pond & play park nearby
- Garage and driveway parking for multiple vehicles
- Spacious dual aspect living room with garden access
- Modern kitchen/dining room with separate utility room
- Family bathroom, en-suite to master, and downstairs cloakroom

Location

Bunch Grove enjoys a prime position in Yateley's Forest Chase development, surrounded by woodland walks and natural beauty. The nearby Nature Reserve and Horseshoe Lake offer scenic escapes just minutes from your doorstep. Yateley village provides a range of amenities including shops, eateries, a doctors' surgery, and chemists. The area is well-served by reputable schools and offers excellent transport links to the M3, M4, and A30, with mainline train stations and bus routes easily accessible.



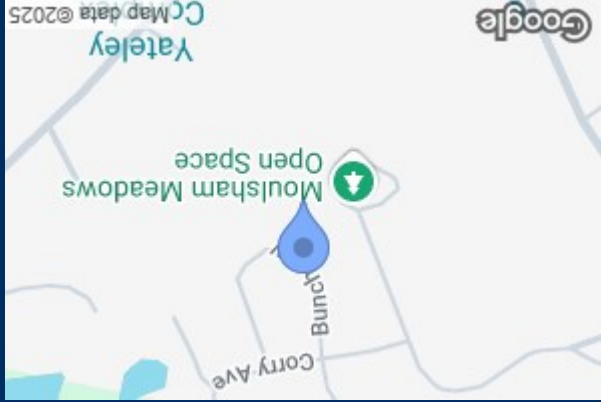


Accommodation

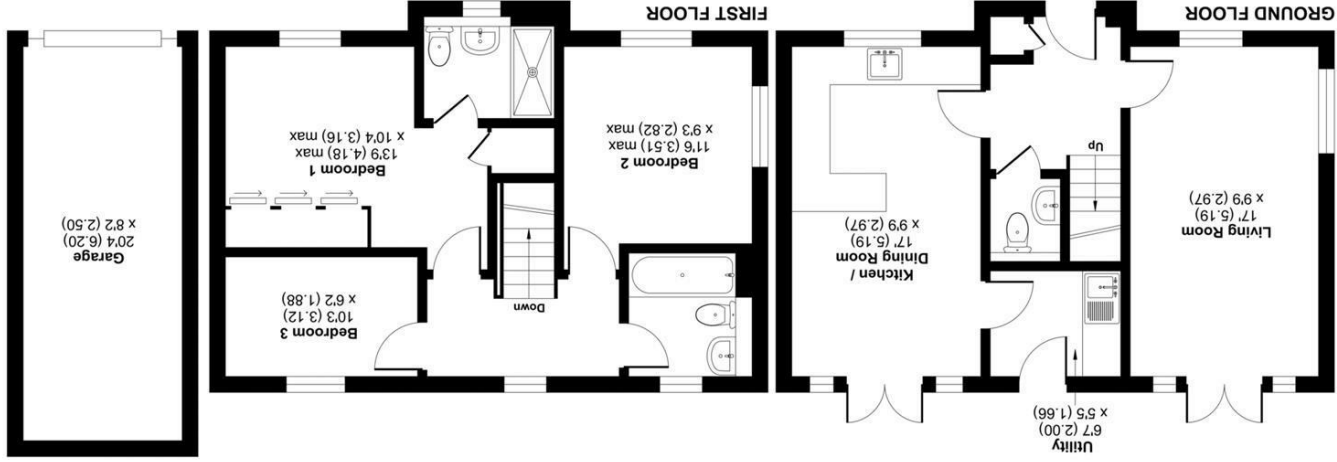
The ground floor features a welcoming entrance hall with storage, a downstairs cloakroom, a bright 17 ft dual-aspect living room, and a spacious kitchen/dining area with a utility room. Upstairs, there are two double bedrooms—one with fitted wardrobes and an en-suite shower room—a single bedroom, and a family bathroom.

Outside

To the front, a generous driveway provides off-street parking for multiple vehicles and leads to a single garage. Side access opens to a private, enclosed rear garden that is not overlooked, featuring a lawn and patio area, perfect for relaxing or entertaining. A large storage shed adds practical convenience.



Bunch Grove, Yateley, GU46
 Approximate Area = 944 sq ft / 87.7 sq m
 Garage = 167 sq ft / 15.5 sq m
 Total = 1111 sq ft / 103.2 sq m
 For identification only - Not to scale



Waterfords
 Residential Sales & Lettings
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nhdhcom 2025.
 Produced for Waterfords. REF: 1319388

Energy Efficiency Rating	
Current	95
Potential	83
Very energy efficient - lower running costs (95 points) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

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