



Fairfield Cottage, Macrae Road, Yateley





Fairfield Cottage, Yateley, Hampshire, **GU46**

Fairfield Cottage is a Victorian home believed to date back to the 1880s. It is set close to the borders of Hampshire, Berkshire and Surrey and situated close to local schools and amenities.

Entrance is through a gated driveway with the garage in front and entrance to the house via a porch. To the right is the spacious family room with a cosy log burner, which leads into the open-plan kitchen/breakfast room via double doors. The Tom Howley kitchen is finished to a high standard and fitted with a induction hob, bespoke fitted cabinetry, wine fridge and inbuilt NEF appliances. Leading off the kitchen is a utility room and access to the garden and from the breakfast room bi-fold doors open out onto the entertaining patio. From the breakfast area there is access into the hallway and double doors into the living room with gas fire and bi-fold doors into the garden. A study and cloakroom complete the ground floor.

Upstairs are four generous light filled bedrooms and a four piece family bathroom. The principal dual aspect bedroom benefits from an en-suite shower room and Juliette balcony which enjoys views overlooking the rear garden.





Outside

Outside there is a large secluded entertaining patio area. The garden is mainly laid to lawn with borders housing a variety of different shrubs. There is also side access into the garage. At the side there is a driveway and gated access.

Situation

Camberley 4.7 miles, Fleet 5.5 miles, Reading 12.8 miles, Basingstoke 15.4 miles, Guildford 18.7 miles, London 37 miles, M3 (Junction 4a) 4 miles, M4 (Junction 10) 10 miles, London Waterloo via Fleet and Farnborough Stations from 50 minutes (All distances and times are approximate)

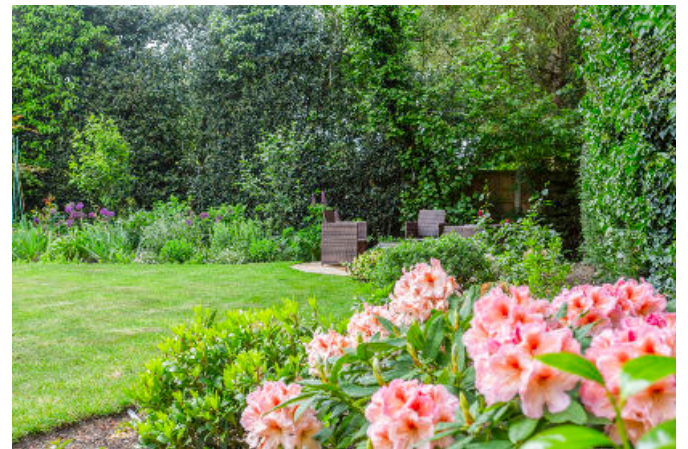
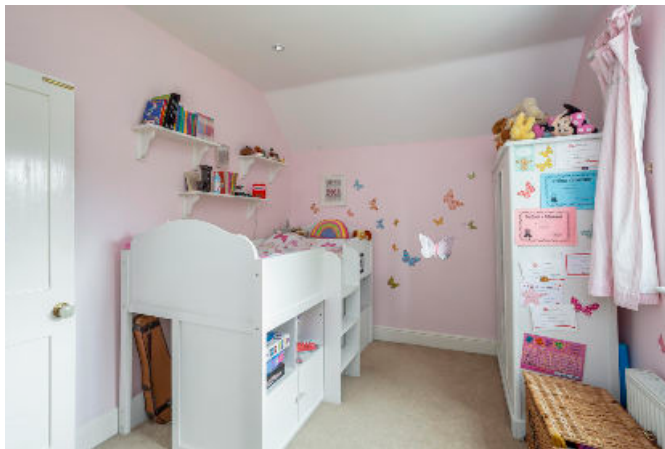
Fairfield Cottage is situated close to the centre of Yateley and the village green. It lies within the village conservation area and enjoys a delightful setting. There is an excellent range of local shopping facilities within walking distance and a Waitrose store on the edge of the village. The local regional centres of Reading, Basingstoke and Guildford offer a broader range of shopping and recreational facilities. There are first class communications to central London via the M3 and M4 motorways and fast rail service to London Waterloo via Fleet and Farnborough stations. There is a good selection of schools within the area, with the local Yateley Manor being within a few minutes' walk, as well as Wellington College, Ludgrove, St Neots and Eagle House nearby. Within the local area there are some delightful walks to nearby lakes, as well as fishing, golf and country parks.

Services: All Mains Services. Gas Fired Heating

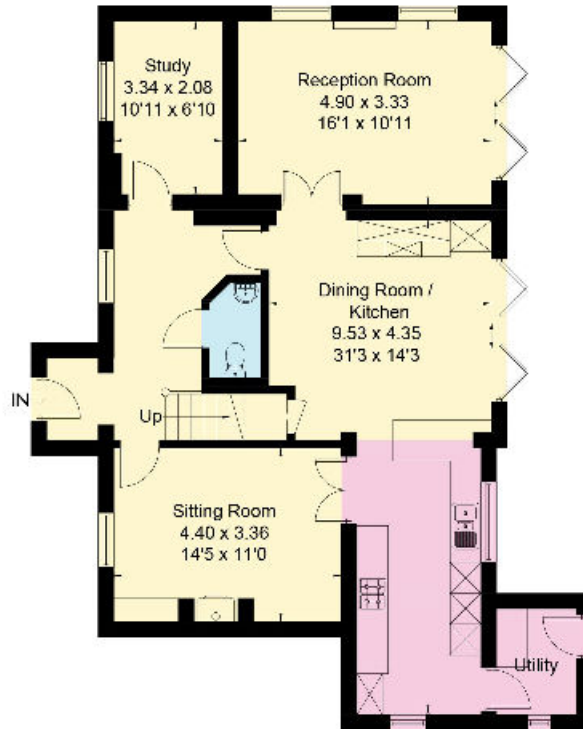
Council Tax Band: F

Local Authority: Hart District Council

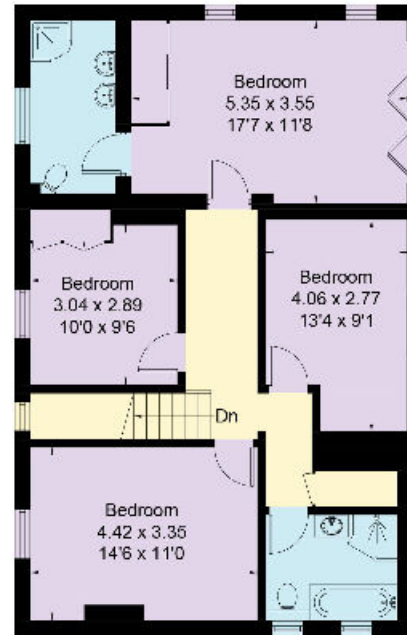
Directions: Postcode - GU46 6NQ



Approximate Area = 180.1 sq m / 1,938 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Total = 197.2 sq m / 2,122 sq ft
 Including Limited Use Area (1.8 sq m / 19 sq ft)

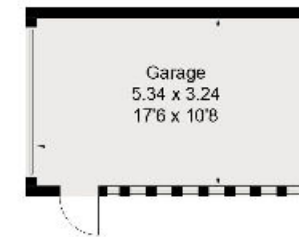


Ground Floor



First Floor

— Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 300154



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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