



Cricket Hill Lane | | Yateley | GU46 6BG

Price Guide £1,500,000

Freehold

Waterford's *W*
Residential Sales & Lettings

Cricket Hill Lane | Yateley | GU46 6BG Price Guide £1,500,000

- Character Residence
- Four Bath/Shower Rooms with Megaflow System
- New Shaker Style Fitted Kitchen
- Private and Secluded Plot of 0.31 of an Acre
- Stunning Local Walks and Countryside
- Five Bedrooms
- Five Flexible Reception Rooms
- Bright and Airy Flowing Accommodation
- Outdoor Heated Swimming Pool
- Double Garage, Workshop and Large Gravel Driveway

Location

The property is situated off the beaten track within the perimeter of the Yateley Conservation Area on a quiet, lane with no passing traffic.

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 liverys, Ryecroft and Wellington Riding very close by.

The area has many good 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.





Description

This character residence, originally a small detached cottage believed to date back to the 1750's, has been sympathetically extended over the decades and now offers extensive accommodation over two floors. This lifestyle home has been upgraded to offer bright and airy, flowing living spaces and mature private gardens in the region of 0.31 of an acre, which wraps around the property.

The flexible ground floor includes a large living room with fabulous feature brick wall and fireplace with log burner, which flows into the spacious sun room. This in turn opens on to a paved terrace offering views over the gardens.

The 20'11 kitchen/breakfast room has been re-fitted with a character Shaker style kitchen including Butler Sink, granite worktops, side-by-side ovens and a central island. The kitchen then leads through to a useful utility room with sink and space for washing appliances. There are three further reception rooms that can be tailored to suit any lifestyle which are currently used as a snug/play room, games room and study.

The first floor includes five double bedrooms and four bath shower rooms.

The original 18th century master bedroom oozes character, featuring a vaulted ceiling with exposed beams and fireplace plus its own en-suite bathroom.

Outside

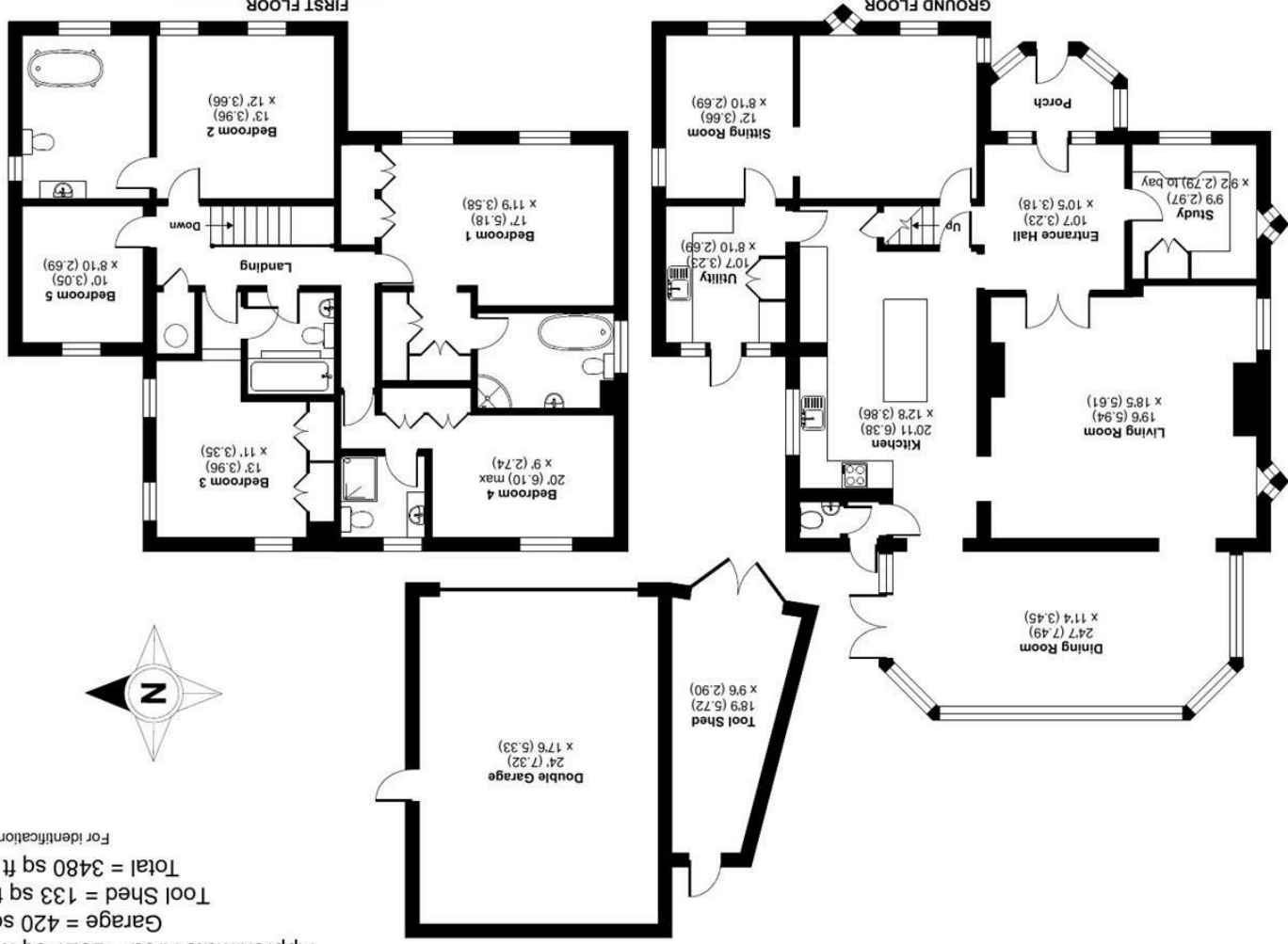
This stunning family home sits on an impressive private plot of 0.31 of an acre which is nestled amongst mature trees whilst being a short distance from numerous wooded walks. The property is accessed to by a large driveway to the front with open plan lawned gardens. The double garage is set to the front of the property with an adjacent workshop.

The delightful, secluded and private gardens wrap around the side and rear of the house offering a number of stages including sun terraces, lawned areas, heated outdoor swimming pool with pump room and summer house - a wonderful space to relax, play and entertain.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest of a Waterfords Employee in the sale of this property.

Magpie Cottage, Cricket Hill Lane, Yateley, GU46

Approximate Area = 2927 sq ft / 271.9 sq m
Garage = 420 sq ft / 39 sq m
Tool Shed = 133 sq ft / 12.3 sq m
Total = 3480 sq ft / 323.2 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.
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Waterfords
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Energy Efficiency Rating	
Current	69
Potential	81
Energy Efficiency Rating Legend	
Very energy efficient - lower running costs	
A	92-100
B	81-91
C	69-80
D	54-68
E	39-53
F	29-38
G	1-28
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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