

Catesby Gardens | Yateley | GU46 6FQ

£750,000

Freehold

Waterfords
Residential Sales & Lettings

Catesby Gardens |
Yateley | GU46 6FQ
£750,000

WATERFORDS Offered to the market with no onward chain, this five-bedroom detached home occupies a quiet cul-de-sac position and features ample driveway parking and a double garage.

- Five-bedroom executive detached family home
- Welcoming entrance hall with cloakroom, study, and a generous living room
- Impressive principal bedroom with dressing area, built-in wardrobes, and a contemporary four-piece en-suite bathroom.
- Private and mature rear garden featuring a large paved terrace, lawned area
- Spacious and well-balanced accommodation designed to suit modern family living
- Separate dining room and a 15ft kitchen/breakfast room and utility room
- Four further well-proportioned bedrooms served by a four-piece family bathroom
- Integral double garage, and ample driveway parking for multiple vehicles.

















Description

Situated in a quiet cul-de-sac within the highly sought-after Monteagle Park development, this impressive five-bedroom executive detached family home offers spacious and well-balanced accommodation, ideally suited to modern family living.

The property is entered via a welcoming and spacious entrance hall, which provides access to a cloakroom, study, and a generous living room with direct access to the rear garden. There is also a separate dining room, a 15ft kitchen/breakfast room fitted with an integrated oven and hob, and a separate utility room.

To the first floor, a galleried landing leads to an impressive principal bedroom featuring a dressing area with a full range of built-in wardrobes and a contemporary four-piece en-suite bathroom. Four further well-proportioned bedrooms are served by a stylish four-piece family bathroom.

Externally, the property continues to impress. The front driveway provides ample off-road parking for multiple vehicles and access to the integral double garage. Gated side access leads to a mature and private rear garden, featuring a large paved terrace ideal for outdoor entertaining, with steps leading down to a lawned area bordered by mature shrubs and trees, creating a secluded and attractive outdoor space.

Location

Perfectly positioned for both convenience and lifestyle, this superb family home is within easy walking distance of Waitrose, highly regarded local schools, and Yateley's charming town centre. The High Street offers an attractive selection of independent cafés, traditional pubs, and everyday amenities, alongside an award-winning butcher and fishmonger, fostering a strong sense of community and convenience.

Yateley is particularly well connected for commuters. Junction 4A of the M3 and Junction 11 of the M4 are both within easy reach, providing excellent road links to London and the wider South East. Regular fast train services to London Waterloo are available from Farnborough and Fleet stations, while Sandhurst and Blackwater stations offer convenient connections to Reading and Gatwick Airport.

For those who enjoy an active outdoor lifestyle, Yateley is surrounded by beautiful countryside and protected heathland. The highly regarded Castle Bottom Nature Reserve is close by, offering a peaceful escape into nature, while Horseshoe Lake and Yateley Common provide miles of scenic walking routes, cycling trails, and opportunities for outdoor recreation.

Surrounded by some of Hampshire's most attractive natural landscapes, including Horseshoe Lake, Yateley Common and Castle Bottom Nature Reserve, the area is ideal for those seeking a balance of countryside living and everyday convenience.

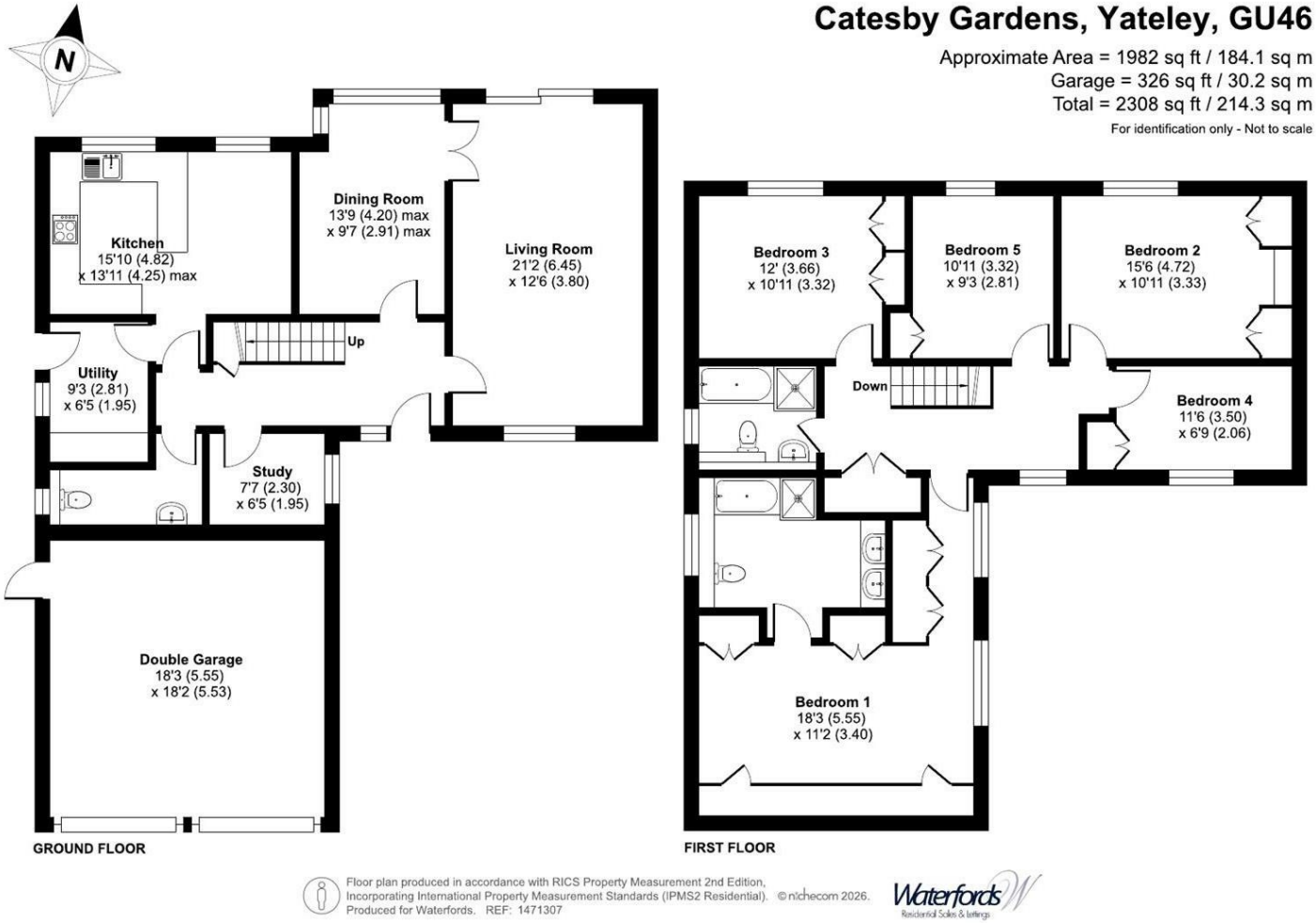






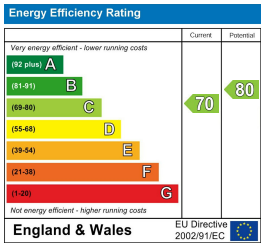
Catesby Gardens, Yateley, GU46

Approximate Area = 1982 sq ft / 184.1 sq m
Garage = 326 sq ft / 30.2 sq m
Total = 2308 sq ft / 214.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Waterfords. REF: 1471307

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