

Ashfield Green | Yateley | Hampshire | GU46 6AL

# Offers In The Region Of £625,000

Freehold

Waterfords
Residential Sales & Lettings

Ashfield Green | Yateley
Hampshire | GU46 6AL
Offers In The Region Of £625,000

WATERFORDS A well presented spacious four bedroom, two bathroom family home exceeding in 1900 square foot of accommodation, with a garage and lots of driveway parking.

- Extended four bedroom semi-detached family home in the sought-after Potley Hill area of Yateley
- Spacious and versatile accommodation ideal for modern family living
- Bright and airy 19ft dining room with direct access to the rear garden
- Separate utility room with additional garden access
- En-suite shower room to the principal bedroom and a four-piece family bathroom
- Conveniently located within walking distance of Yateley town centre and local amenities
- Impressive 21ft living room with access to a separate study/home office
- Well-equipped kitchen/breakfast room featuring a central island and integrated oven and hob
- Four generously sized bedrooms, including an 18ft principal bedroom
- Driveway with off street parking for several cars leading to a17ft integral garage


















## Description

Situated in the highly sought-after Potley Hill area of Yateley, just a short walk from the town centre, this extended semi-detached family home offers spacious and versatile accommodation throughout, with in excess of 1,900 square feet of accommodation.

The ground floor features a welcoming entrance hall with built-in storage cupboards and a downstairs cloakroom. To the rear, a bright and airy 19ft dining room provides an excellent space for family living and entertaining, with direct access to the rear garden. Adjacent to the dining room is a separate utility room, also benefiting from garden access. At the front of the property, the well-appointed kitchen/breakfast room is fitted with a range of units, a central island, and integrated oven and hob.

Double doors from the dining room lead into an impressive 21ft living room, which in turn opens into a useful study, offering flexible space for home working or additional family accommodation.

Upstairs, the property boasts four generously proportioned bedrooms. The impressive principal bedroom measures 18ft in length and benefits from its own en-suite shower room. The remaining three bedrooms are served by a stylish four-piece family bathroom.

Combining a flexible layout, generous living space, and a desirable location, this well-maintained property presents an ideal opportunity for families seeking a comfortable and versatile home.

## Location

Ashfield Green is a highly desirable cul-de-sac within the ever sought-after Potley Hill area of Yateley. It offers easy access to major road and rail links and is within walking distance of local amenities, schools, leisure centres, and shops, as well as large outdoor spaces and Yateley Common. This location has become one of the most popular in the area.

## Outside

A beautifully maintained rear garden designed for both relaxation and entertaining. The expansive deck provides an ideal space for outdoor dining and social gatherings, while the generous lawn is bordered by mature trees that create a wonderful sense of privacy and a leafy backdrop. Thoughtfully landscaped with established planting, decorative borders, and useful garden outbuildings, this impressive outdoor space offers a perfect balance of practicality and enjoyment.

Attractive front elevation with excellent kerb appeal, featuring a substantial block-paved driveway providing ample off-road parking for multiple vehicles. The property is complemented by mature evergreen planting, an integral garage, and a well-presented entrance, creating a welcoming first impression. Positioned in a pleasant residential setting, the home benefits from a neat and low-maintenance frontage.

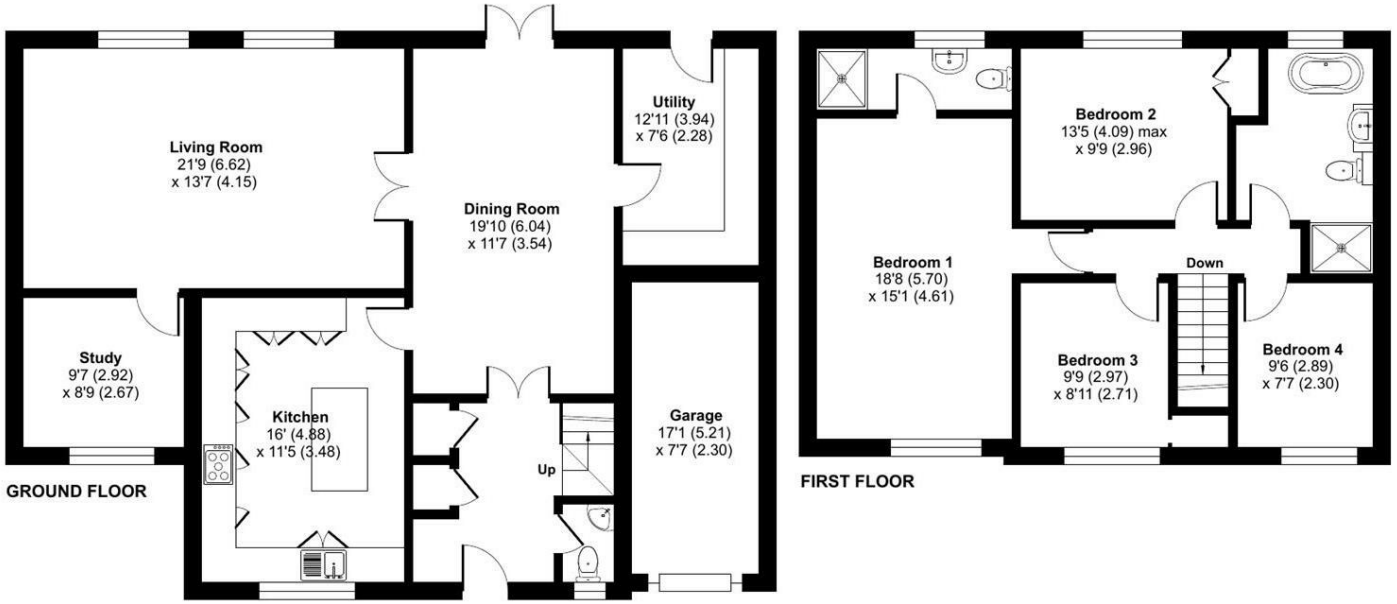






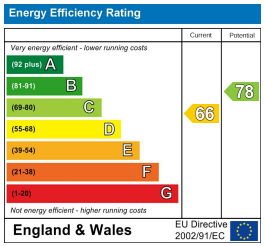

# Ashfield Green, Yateley, GU46

Approximate Area = 1786 sq ft / 165.9 sq m
Garage = 122 sq ft / 11.3 sq m
Total = 1908 sq ft / 177.2 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: 1469090

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