

Hangerfield Close | | Yateley | GU46 6HR

Asking Price £700,000

Freehold

Waterfords
Residential Sales & Lettings

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A rarely available five bedroom link-detached family home with a large self contained annexe offering over 1900 sq. foot of accommodation and situated in a highly desirable location within easy reach of well-regarded schools, local amenities and Yateley Common.

- Spacious five-bedroom family home
- Generous and versatile living accommodation
- Versatile garden studio with shower room, offering potential as a home office or gym
- 27ft kitchen/dining room with doors onto the rear garden
- Self-contained annexe featuring an impressive 18ft kitchen/breakfast room
- Four well-proportioned bedrooms upstairs, complemented by a modern family bathroom
- Three reception rooms and converted attic room
- Extensive off-road parking for approximately seven vehicles

















A spacious five-bedroom family home, ideally situated within a sought-after cul-de-sac, offering generous and versatile accommodation including a self-contained annexe, converted attic space and excellent outdoor entertaining areas.

The main house opens into a welcoming entrance hall with access to a downstairs cloakroom and separate utility room. There is a versatile family room, together with an airy living room which flows through to a spacious open-plan kitchen/dining room, creating an ideal hub for family life and entertaining.

A particular feature of the property is the superb self-contained annexe. The accommodation includes an impressive 18ft kitchen/breakfast room with a feature vaulted ceiling and double doors opening directly onto the rear garden. There is also a double bedroom positioned at the front of the annexe, served by a separate modern shower room. The annexe benefits from its own side access, leading to an additional garden area with gated side access, making this an excellent space for extended family, guests or those seeking flexible living arrangements.

Upstairs, the main house provides four generous bedrooms, a modern family bathroom and access to a converted attic space, offering further versatility and potential for a variety of uses, subject to any necessary permissions.

The rear garden has been thoughtfully designed to provide a low-maintenance yet highly versatile outdoor space. A generous artificial lawn is complemented by mature planting, colourful borders and established trees, creating a leafy and private backdrop. A covered outdoor entertaining area provides an excellent setting for hosting family and friends throughout the year, complete with a bar area that creates a sociable and welcoming atmosphere.

The garden also benefits from a useful outbuilding, currently incorporating a shower room, which could be ideally suited for use as a home office, hobby room, gym or additional storage. The enclosed garden offers an excellent degree of privacy and provides plenty of space for outdoor dining, entertaining or simply relaxing in the sunshine.

To the front, a large block-paved driveway provides extensive off-road parking for approximately seven vehicles and is enclosed by a dwarf retaining wall.

The property is ideally positioned within a peaceful cul-de-sac and is well suited to family life. Yateley Common Country Park is within walking distance, providing excellent opportunities for local walks and outdoor recreation, while the popular Newlands Primary School is approximately five minutes away.

The suburban town of Yateley offers a range of amenities and recreational facilities, including country parks, lakes, sports clubs and local public houses. There is also a Waitrose supermarket and Blackwater Valley Golf Centre nearby, while the town hosts a variety of community events throughout the year, including the popular Gig on the Green.

For commuters, Yateley benefits from excellent road connections, with the A30 providing access towards London, Reading, Aldershot and Guildford. The M3 motorway is also within easy reach, providing convenient links towards London, the south coast and beyond. Blackwater railway station offers regular rail services towards Reading and Gatwick.

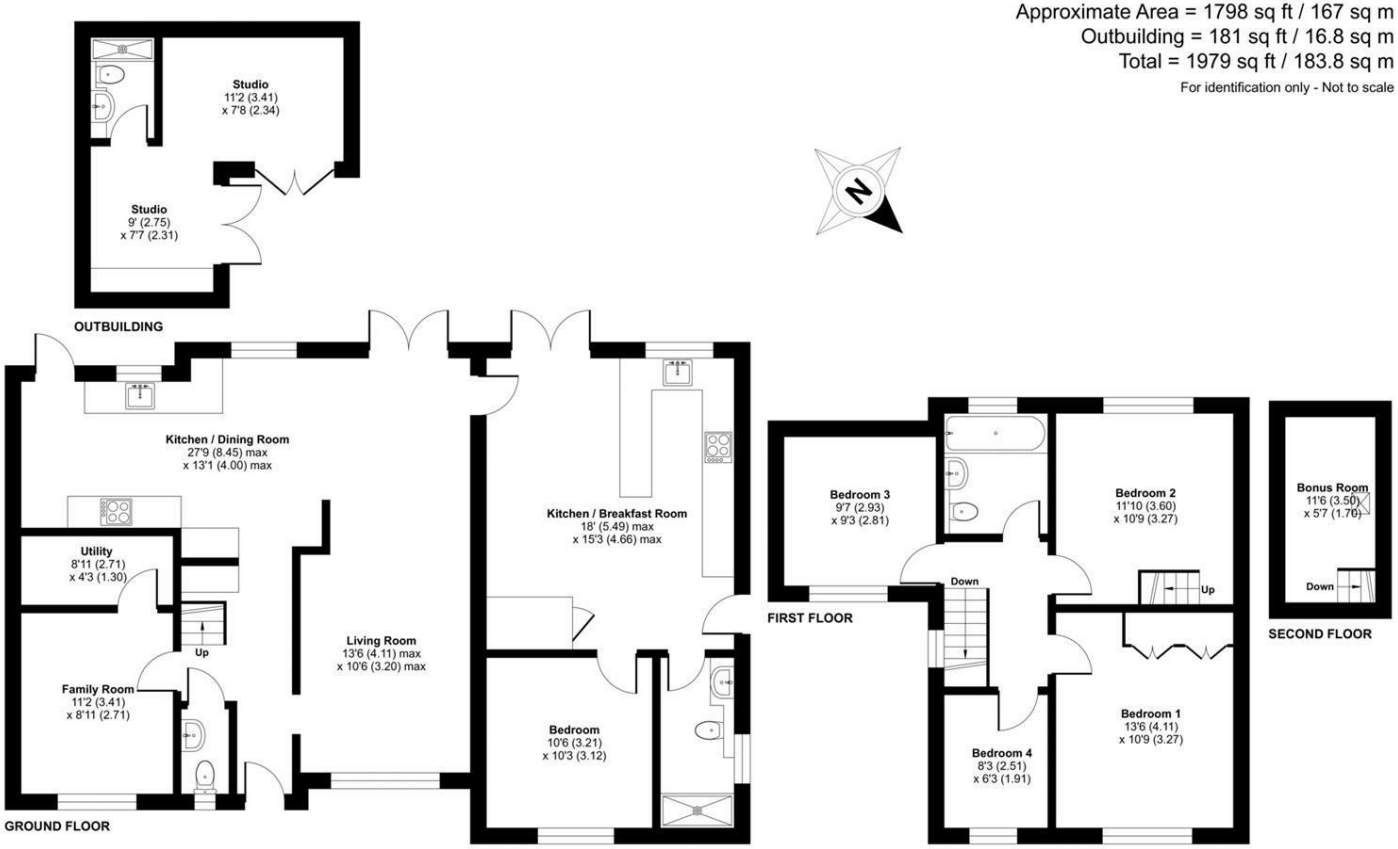






Hangerfield Close, Yateley, GU46

Approximate Area = 1798 sq ft / 167 sq m
Outbuilding = 181 sq ft / 16.8 sq m
Total = 1979 sq ft / 183.8 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: 1521051

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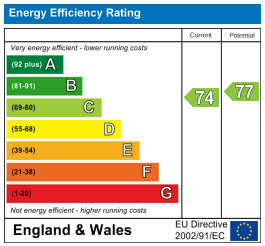

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