



Green Lane House

Green Lane | Yateley | | GU46 6PP

Offers In Excess Of £850,000

Freehold

Waterfords W
Residential Sales & Lettings

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| GU46 6PP

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A 4/5 bedroom detached home situated down a unique country lane in Yateley offering easy access to common land, with 2 bathrooms, 3 reception rooms, and an incredible luxury kitchen/dining/family room.

- 5 Bedroom Detached Home
- Rural Location down a Unique Country Lane in Yateley
- Family Bathroom and Ensuite
- Luxury Kitchen/Dining/Family Room
- In Excellent Condition Throughout
- 3 Reception Rooms

Location

Green Lane is situated on the Yateley/Eversley border along a private tree lined lane and offers a semi-rural location with a mature private plot. Major road and rail links area easily accessible via the M3/M4 and Blackwater Rail Station and the property is close to common land for walks and recreation. The property is also a minutes walk from a play park and a short walk from Waitrose and nearby schools.



AVAILABLE TO
VIEW WITH
WATERFORDS!!!



Description

Downstairs comprises of an entrance hall, cloakroom, dining room, 5th bedroom, living room with log burner and patio doors leading to the rear garden, dining room, an incredible luxury kitchen/dining/family room with ski lantern and bifold doors to the garden, utility room, and a handy gym which was converted from a section of the garage. The landing upstairs leads to 4 generous bedrooms, one of which benefits from an ensuite, and a modern family bathroom. There is also a high spec office outbuilding in the rear garden with electric outlets.

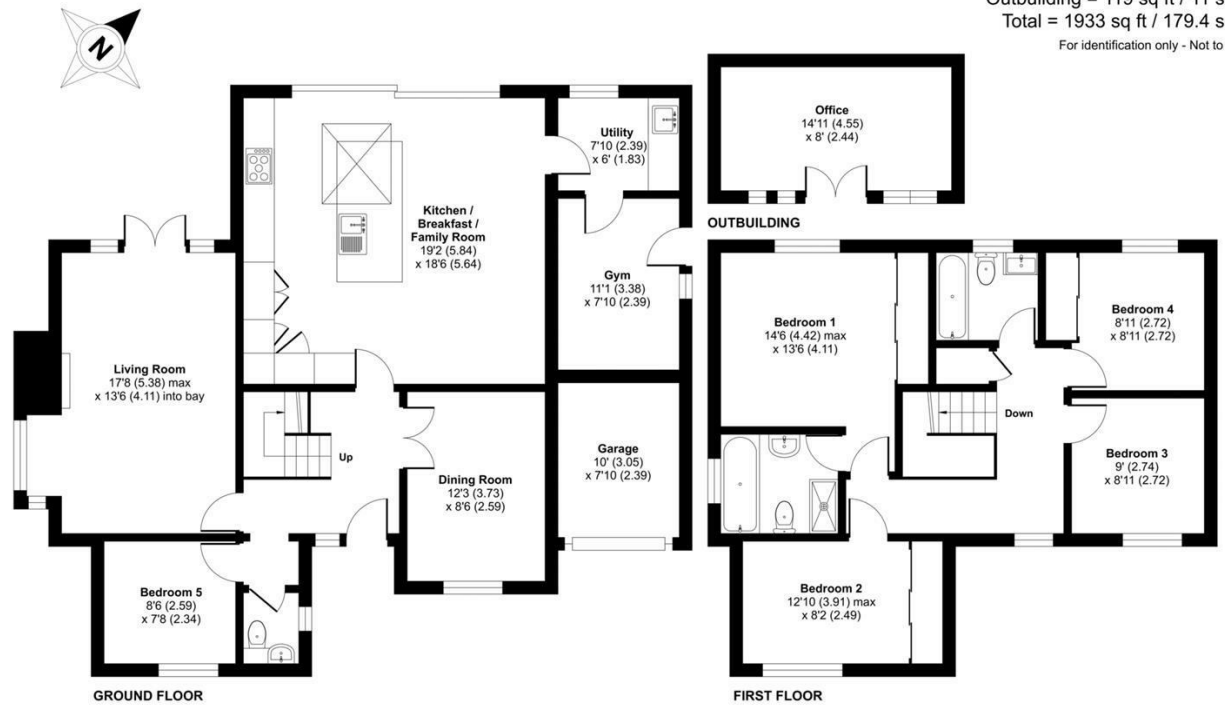
Outside

To the front of the property, there is driveway parking and access to the garage. The rear garden offers an excellent degree of privacy and has a lawned area as well as a large patio, ideal for entertaining.



Green Lane, Yateley, GU46

Approximate Area = 1736 sq ft / 161.2 sq m
 Garage = 78 sq ft / 7.2 sq m
 Outbuilding = 119 sq ft / 11 sq m
 Total = 1933 sq ft / 179.4 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Waterfords. REF: 1147438



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		72	80
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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