



Garnet Field | | Yateley | GU46 6FN

£950,000

Freehold

Waterford's W
Residential Sales & Lettings

Garnet Field |
Yateley | GU46 6FN
£950,000

An immaculately presented five bedroom detached home situated in one of Yateley's more desirable locations.

- Superbly presented re fitted kitchen/dining room with separate utility room
- Living room and separate family room
- Driveway with off street parking with double width garage
- Easy reach of Waitrose, schools, countryside walks and road links
- Well-presented, five bedroom detached home
- Master bedroom with fitted dressing room and en suite
- Four further bedrooms and a study room
- Popular Monteagle Park location





Description

Situated in a highly sought-after cul-de-sac, this substantial extended detached family home offers spacious and well-appointed accommodation, perfectly suited to modern living. The property boasts a generous and versatile layout, featuring multiple reception rooms that provide flexible space for both entertaining and everyday family life.

At the heart of the home is a bright and spacious refitted kitchen/dining room, complemented by a separate utility room. Additional living areas include a comfortable living room and a family room/playroom, catering to a variety of lifestyle needs.

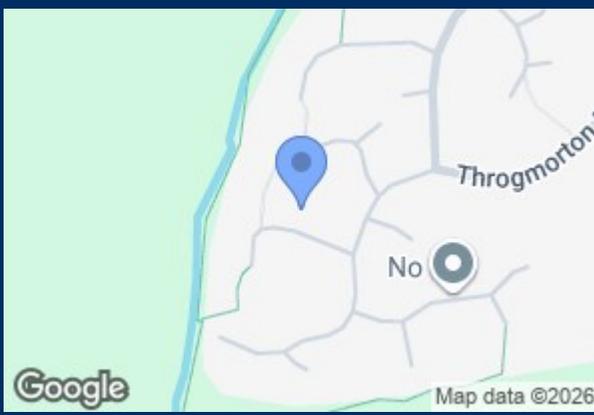
Upstairs, the property offers well-proportioned bedrooms, including an impressive principal suite with a refitted en-suite shower room and dressing room. Four further bedrooms, a study, and a contemporary refitted family bathroom complete the first floor.

The rear garden is attractively designed for easy outdoor living, featuring a well-maintained lawn alongside a generous patio area. The paved terrace provides an ideal setting for al fresco dining and relaxation, with ample space for outdoor furniture and sun loungers. Fully enclosed by timber fencing, the garden offers a good degree of privacy and a safe environment for children and pets.

To the front, the property benefits from a spacious driveway providing ample off-street parking, in addition to an integral double garage offering further storage or secure parking.

Location

This family home is located on the popular Monteagle park area conveniently situated within a short walk away from Waitrose and a short distance from the town centre which features a number of independent cafes, pubs and shops, including an award winning butchers and fishmongers. Yateley is ideal for those looking to regularly commute with junction 4a of the M3 and Junction 11 of the M4 a few minutes drive away. Access to London and other key destinations is also made easy with Farnborough and Fleet Railway Stations a short drive away providing fast links to London Waterloo. Sandhurst and Blackwater Railway Stations are also nearby with lines to Reading and Gatwick. Yateley is also perfect for those that love walking, with scenic countryside just down the road with Horseshoe Lake and Yateley Common whilst Castle Bottom Nature Reserve and idyllic walking are within just within a short walk of your front door.

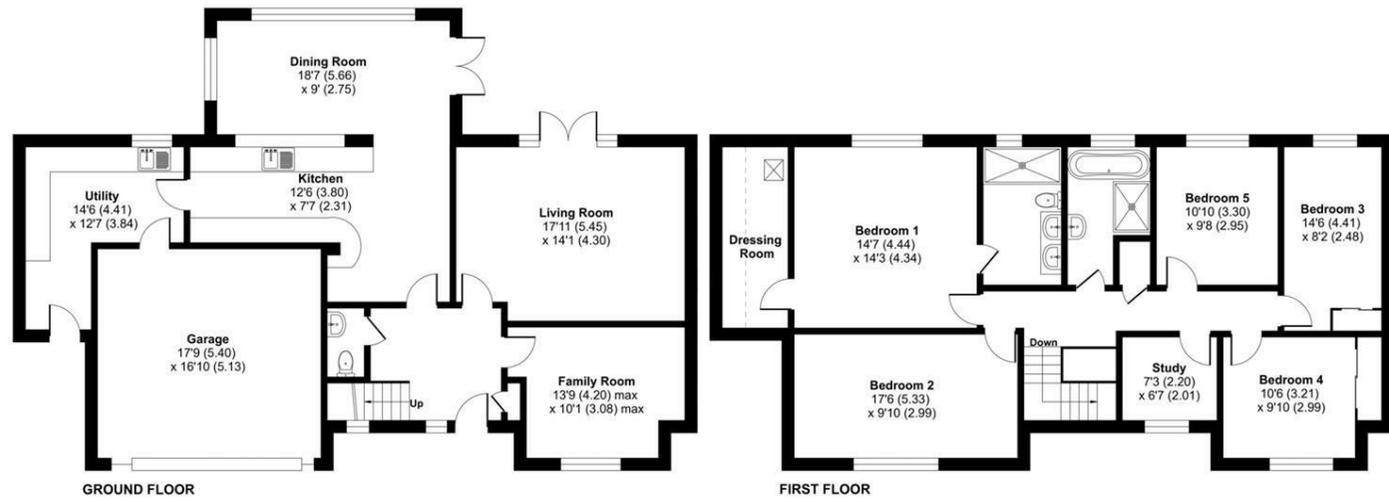


Garnet Field, Yateley, GU46

Approximate Area = 2207 sq ft / 205 sq m
 Limited Use Area(s) = 27 sq ft / 2.5 sq m
 Garage = 295 sq ft / 27.4 sq m
 Total = 2529 sq ft / 234.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Waterfords. REF: 1431025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		80	85
(55-68) D			
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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