



Vigo Lane | Yateley | Hampshire | GU46 6EP

Offers Over £950,000

Freehold

Waterford's W
Residential Sales & Lettings

Vigo Lane | Yateley Hampshire | GU46 6EP Offers Over £950,000

Welcome to this stunning detached house located on Vigo Lane in the picturesque village of Yateley, Hampshire. This property boasts an impressive 3 reception rooms, perfect for entertaining guests or simply relaxing with the family. With 5 spacious bedrooms and 4 modern bathrooms, there is plenty of room for everyone to enjoy their own space.

Built in 1999, this property exudes charm and character while offering all the modern conveniences one could desire. The courtyard setting adds a touch of tranquillity, providing a peaceful escape from the hustle and bustle of everyday life.

One of the highlights of this property is the beautiful conservatory, allowing you to enjoy the changing seasons in the comfort of your own home. Step outside into the private south-west facing garden, a perfect spot for soaking up the sun or hosting summer barbecues.

Parking will never be an issue with space for up to 6 vehicles, making it convenient for both residents and guests. Whether you're looking for a family home or a place to entertain, this property offers the perfect blend of space, comfort, and style. Don't miss out on the opportunity to make this house your home.

- Five Bedrooms
- Three Reception Rooms
- Courtyard Setting
- Four Bath/Shower Rooms
- Double Garage
- No Onward Chain

Location

This family home is conveniently located just a short distance 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 fifty yards of your front door.



Available to view
with Waterfords

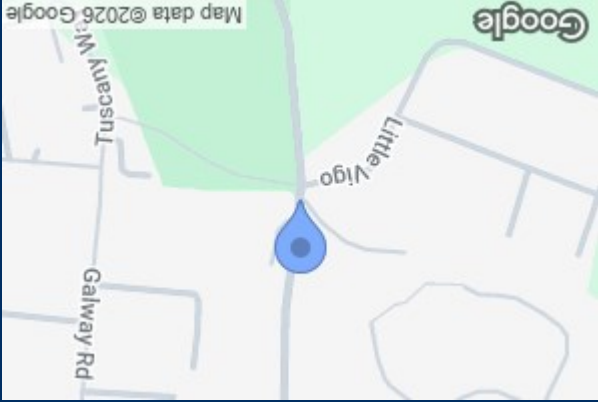


Description

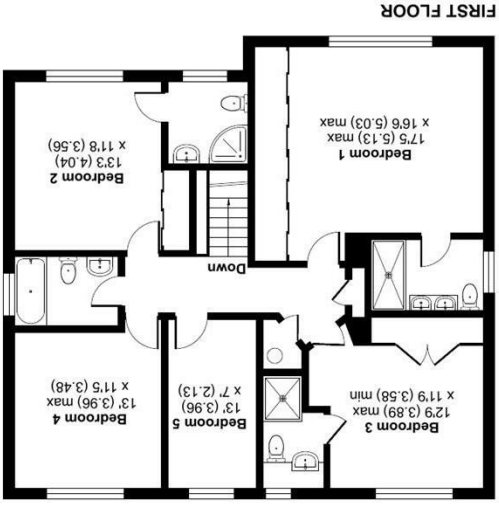
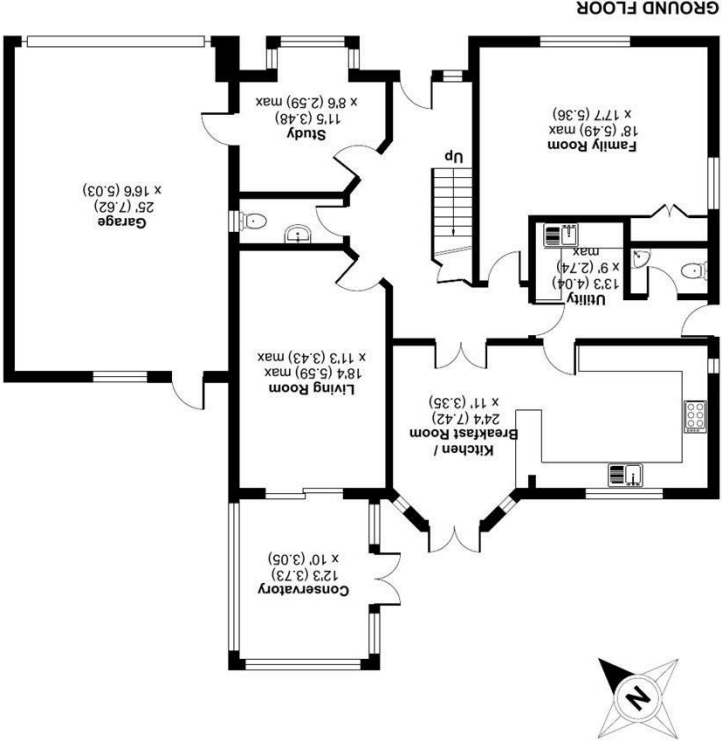
Set at the head of a quiet courtyard, this substantial family home is offered for sale with no onward chain. The ground floor includes three reception rooms, two cloakrooms, a 24'4 kitchen/breakfast room and conservatory. The first floor boasts five good sized bedrooms and four bath/shower rooms.

Outside

There are two parking areas to the front of the property as well as a double garage. The private and secluded rear garden is south west facing with a pleasant lawned area and large sun terrace ideal for alfresco entertaining.



Energy Efficiency Rating	
Current	70
Potential	81
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs A (91-100) (121-150) B (81-90) (101-120) C (61-80) (81-100) D (41-60) (61-80) E (21-40) (41-60) F (1-20) (21-40) G (1-20) (1-20)	
Not energy efficient - lower running costs A (91-100) (121-150) B (81-90) (101-120) C (61-80) (81-100) D (41-60) (61-80) E (21-40) (41-60) F (1-20) (21-40) G (1-20) (1-20)	



Approximate Area = 2524 sq ft / 234.4 sq m
 Garage = 413 sq ft / 38.3 sq m
 Total = 2937 sq ft / 272.8 sq m

Thaneville, Vigo Lane, Yateley, GU46

RICS Certified Property Measurer
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 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © rldhecom 2024.
 Waterfords Residential Sales & Lettings

35 Plough Road
 Yateley
 Hampshire
 GU46 7UW
 01252 870222
 yateley@waterfords.co.uk