



Hall Lane | Yateley | GU46 6HH

£1,100,000

Freehold

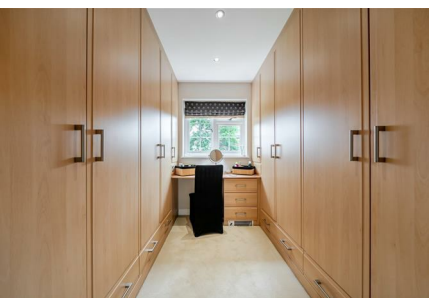


Hall Lane | Yateley | GU46 6HH  
£1,100,000

Exclusive, private and beautifully presented – a five-bedroom detached home tucked away down a secluded lane shared by only two other homes.

- Rare opportunity to acquire a beautifully presented five-bedroom detached home
- Five generous bedrooms and three bathrooms, including two en-suite shower rooms
- Impressive open-plan kitchen/dining room flooded with natural light
- Planning permission granted to extend from the conservatory
- Double garage with fitted storage and ample driveway parking for multiple vehicles
- Exclusive position down a secluded lane shared by just two other properties
- Stunning principal suite with vaulted ceiling, dressing room and luxury four-piece en-suite
- Bright living room with bay window and adjoining conservatory
- Separate study, utility room and downstairs cloakroom
- Private rear garden featuring a large patio, lawn and powered summer house





## Location

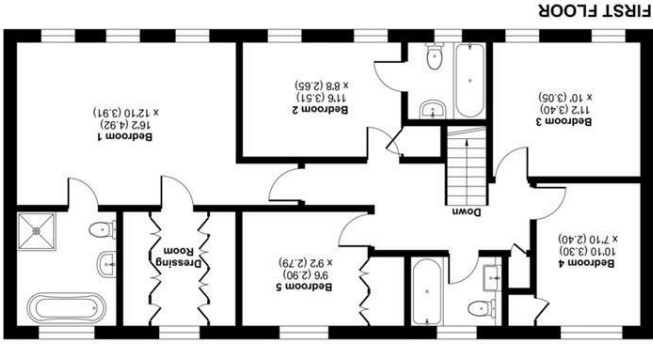
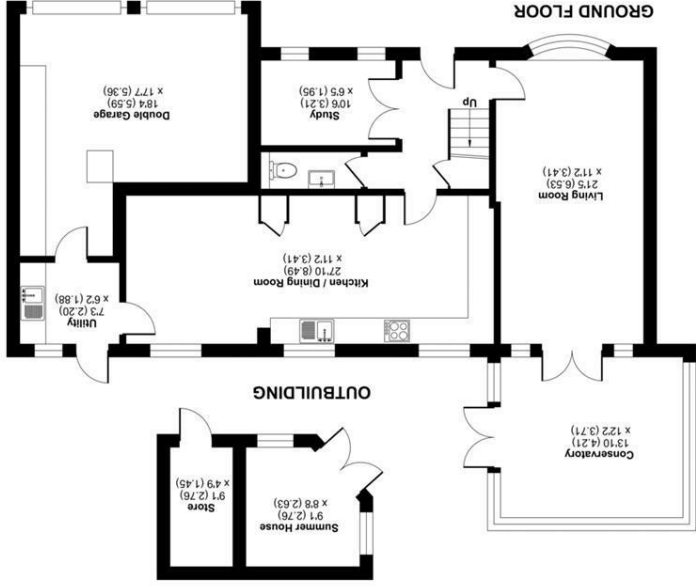
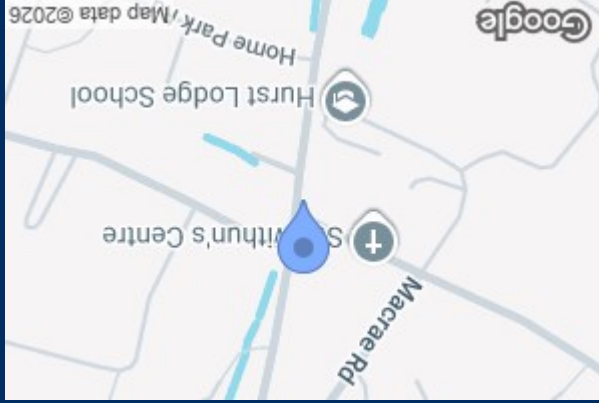
Situated in a secluded lane just off Hall Lane, this exceptional home enjoys a peaceful and private setting within one of Yateley's most desirable locations. Despite its tucked-away position, the property is conveniently located within easy reach of Yateley town centre, which offers a range of shops, supermarkets, cafés and everyday amenities. Well-regarded local schools, picturesque walks through Yateley Common Country Park and excellent transport links, including nearby road connections to the M3 and rail services from Fleet and Blackwater, make this an ideal location for families and commuters alike.

## Description

The accommodation comprises an entrance hall with under-stairs storage, a downstairs cloakroom, study, and a bright living room with a bay window leading into the conservatory. At the heart of the home is an impressive kitchen/dining room flooded with natural light, complemented by a separate utility room and internal access to the double garage, which benefits from fitted storage units. The conservatory also has planning permission in place for an extension, offering excellent scope for further enhancement.

Upstairs, the stunning principal suite is a standout feature, boasting vaulted ceilings, a contemporary four-piece en-suite bathroom and a dressing room. A second double bedroom also enjoys en-suite facilities, while three further bedrooms, two with fitted storage, are served by a family bathroom.

Externally, a generous driveway provides parking for multiple vehicles and leads to the double garage. Gated side access leads to the beautifully maintained rear garden, which features a large patio ideal for entertaining, a lawn area with mature borders, and a summer house with power.



| Energy Efficiency Rating                                                                                                                                                                             |    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Current                                                                                                                                                                                              | 78 |
| Potential                                                                                                                                                                                            | 81 |
| Very energy efficient - lower running costs<br>A (91-93)<br>B (81-91)<br>C (69-81)<br>D (55-69)<br>E (45-55)<br>F (35-45)<br>G (21-35)<br>Very energy inefficient - higher running costs<br>H (1-21) |    |
| EU Directive<br>2002/91/EC<br>England & Wales                                                                                                                                                        |    |


 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).  
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.  
 Produced for Waterfords. REF: 1480082  
 Residential Sales & Lettings  
**Waterfords**

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

**Hall Lane, Yateley, GU46**  
 Approximate Area = 1985 sq ft / 184.4 sq m  
 Garage = 260 sq ft / 24.1 sq m  
 Outbuildings = 113 sq ft / 10.4 sq m  
 Total = 2358 sq ft / 218.9 sq m  
 For identification only - Not to scale