



Oaklands | | Yateley | GU46 7LS

£700,000

Freehold

*Waterfords* W  
Residential Sales & Lettings

Oaklands |  
Yateley | GU46 7LS  
£700,000

A spacious three-bedroom, two-bathroom detached bungalow set on an impressive quarter-acre corner plot in the heart of Yateley village, featuring a private garden, ample parking, detached garage, and excellent potential to extend subject to planning permission.

- Located in a highly sought-after area in the heart of Yateley village
- Plot size of approximately one-quarter of an acre
- Additional family room
- Off-street parking for several vehicles and a detached garage
- Three-bedroom detached bungalow set on an impressive corner plot
- Spacious 17ft re-fitted kitchen/breakfast room overlooking the rear garden
- Modern re-fitted family bathroom and separate shower room
- Walking distance to local shops, cafés, amenities, and transport links





## Description

Situated in a highly sought-after location in the heart of Yateley village, this three-bedroom detached bungalow occupies an impressive corner plot of approximately one-quarter of an acre, offering excellent potential to extend subject to the necessary planning permissions.

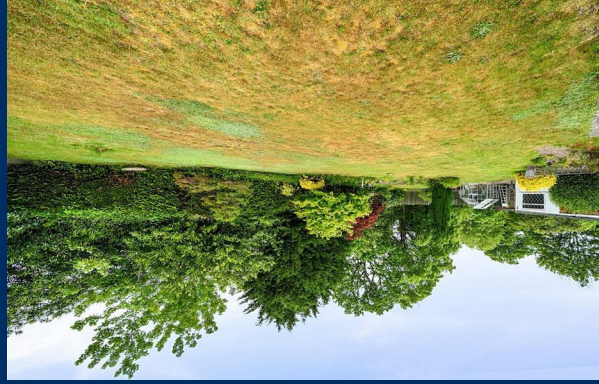
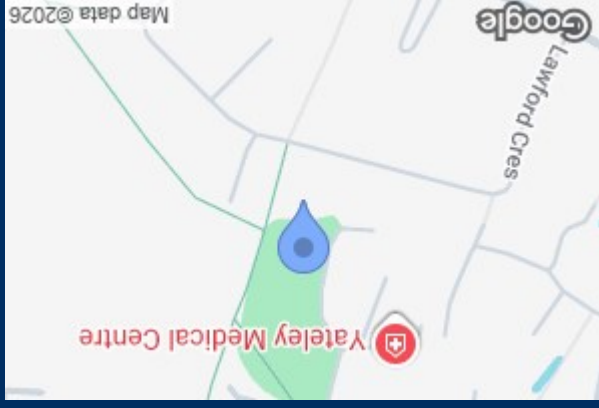
The accommodation comprises three well-proportioned bedrooms, a spacious 17ft re-fitted kitchen/breakfast room overlooking the rear garden, a bright 17ft front-aspect living room, a modern re-fitted family bathroom, an additional family room, and a separate shower room. Further benefits include gas central heating and double glazing.

To the front of the property, there is off-street parking for several vehicles leading to a detached garage.

A particular feature of the property is the impressive landscaped rear garden, extending mainly to lawn and framed by mature specimen trees and well-stocked borders that provide exceptional privacy and year-round colour. The garden offers a peaceful retreat with expansive outdoor space ideal for entertaining, complemented by a greenhouse, established planting and attractive natural screening.

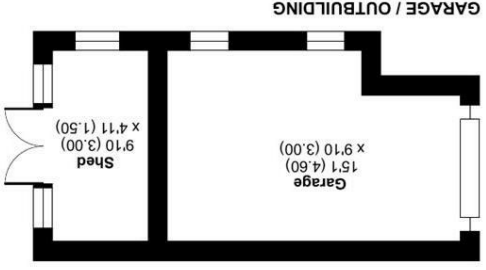
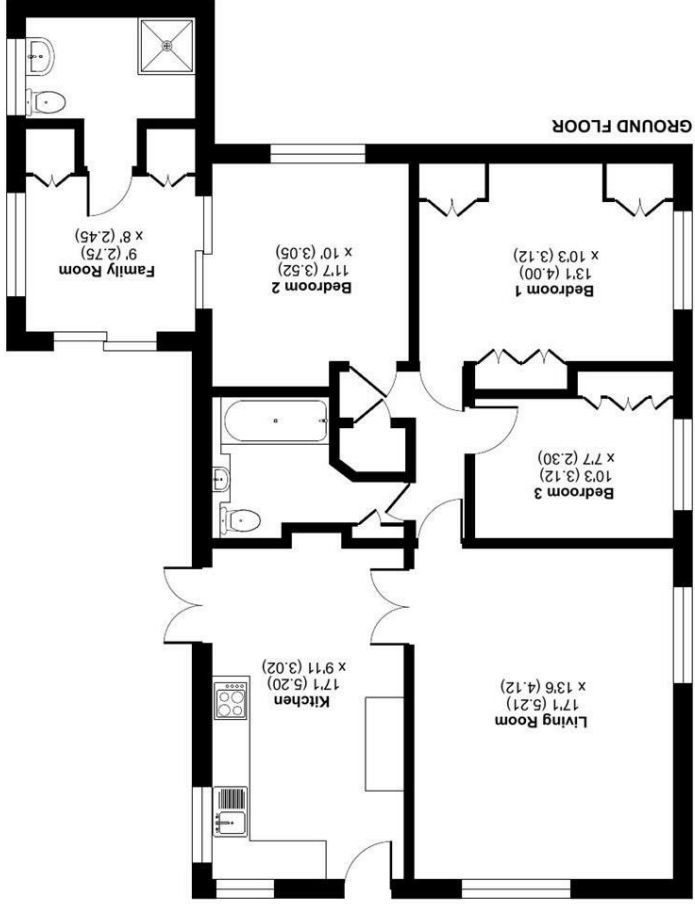
Oaklands is conveniently located within walking distance of local shops, cafés, everyday amenities, and transport links. Yateley offers a strong sense of community while remaining well connected to surrounding towns and areas.





| Energy Efficiency Rating   |           |
|--|-----------|
| Current  | Potential |
| 85   | 70        |
| Very energy efficient - lower running costs<br>(92 points) <b>A</b>        |           |
| Energy efficient - lower running costs<br>(81-91) <b>B</b>                 |           |
| Decent energy efficiency - lower running costs<br>(69-80) <b>C</b>         |           |
| Average energy efficiency - lower running costs<br>(55-68) <b>D</b>        |           |
| Below average energy efficiency - higher running costs<br>(39-54) <b>E</b> |           |
| Poor energy efficiency - higher running costs<br>(21-38) <b>F</b>          |           |
| Very poor energy efficiency - higher running costs<br>(1-20) <b>G</b>      |           |

EU Directive 2002/91/EC  
England & Wales



**Oaklands, Yateley, GU46**  
 Approximate Area = 1028 sq ft / 95.5 sq m  
 Garage = 137 sq ft / 12.7 sq m  
 Outbuilding = 48 sq ft / 4.4 sq m  
 Total = 1213 sq ft / 112.6 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). © ncbcom 2026. Produced for Waterfords. REF: 1465167

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