

EVERY
STEP OF
THE WAY

PROPERTY GROUP

Hidden Gem

Yateley Common



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Every Step of the Way is thrilled to present this magnificent family home that offers approximately 4,261 square feet of spacious accommodation. The property underwent an intensive program of extension and improvement by its current owners in 2018/2019 and is not just turnkey-ready; it exudes the wow factor. Every detail, down to the latest modern gadgets, has been meticulously considered. The living spaces are exceptionally spacious, offering a perfect blend of light and airy ambiance—ideal for a family home or those who love to entertain. For those in search of additional accommodation, a portion of the house can be sectioned off to create a two-bedroom annex. Spanning two floors, this annex features a spacious lounge/diner, a kitchen, and it benefits from its own private entrance.

Nestled in a discreet position, the property is accessed through a gated entrance, leading to a private drive. Situated within beautiful grounds, it features various entertainment areas, an outdoor kitchen, and additional outbuildings. Situated in the sought after location of Yateley Common, Blackwater. The area has many charming local pubs. Yateley boasts convenience with local eateries, as well as various amenities.


Enjoy easy commuting with train stations and quick access to Heathrow T5. There are a range of local schools in the area catering to diverse needs.





The Property

The property is accessed through a gated security entrance and driveway leading to the front, providing parking for numerous vehicles. Upon entering, a welcoming galleried reception hallway greets you with an impressive oak staircase. The hallway leads to all the main reception rooms. The main sitting room is spacious, bright, and centres around a wood-burning stove, perfect for those cosy evenings. It offers delightful views of the rear garden, and Bi-folding doors open onto the entertainment garden terrace. The kitchen/diner serves as the hub of the house, ideal for both informal and formal dining, with dual aspects overlooking the front and rear grounds. A large dining area, with views over the rear garden, has bi-folding doors opening onto the entertainment patio terrace. The attractively fitted modern kitchen features a central breakfast bar for casual dining. Accessed off the kitchen/diner are the downstairs cloakroom and a separate utility room/boot room. Also on the ground floor is a gym and a study. A door from the hallway leads into the potential annex, currently utilised as a games room. The games room/sitting room is lovely and spacious and has steps-up into the kitchen area. Doors from the living area/games room lead out to the garden patio terraces and stairs lead from here up to two double bedrooms and a bathroom.







Also on the ground floor is a gym and a study. A door from the hallway leads into the potential annex, currently utilised as a games room. The games room/sitting room is lovely and spacious and has steps-up into the kitchen area. Doors from the living area/games room lead out to the garden patio terraces and stairs lead from here up to two double bedrooms and a bathroom.







Returning to the main galleried landing in the main part of the house, you'll find five more bedrooms, including the impressive master bedroom suite. The master bedroom suite features vaulted ceiling, a Juliet balcony overlooking the rear garden, a walk-in dressing room, and a fabulous ensuite bathroom with a large shower and a freestanding bathtub.







Two of the other bedrooms share a connecting shower room, and the remaining two bedrooms share the main bathroom. All the bathroom suites have been tastefully fitted in a modern and contemporary style and all the bedrooms are of double proportion.





Outside

The property is situated within a meticulously maintained and beautifully landscaped mature plot. At the front, a spacious driveway accommodates numerous vehicles and leads to a garage with an electric up-and-over door. The rear garden, bathed in all-day sunshine due to its southerly facing aspect, is designed for entertainment. An expansive patio terrace spans the full width of the property, complemented by an outdoor kitchen and a jacuzzi. Further enhancing the outdoor experience, a large summer house graces the rear garden, accompanied by an outdoor game areas featuring facilities for football, bowls, and basketball – a delightful children's play park within the confines of your own grounds. For nature enthusiasts, a private gate opens to adjacent fields, providing an ideal setting for leisurely walks and dog outings.









Summary of features:

• Magnificent family home with the wow factor and turnkey readiness • Spacious living accommodation, with potential for a two-bedroom annex • Private drive, sunny southerly-facing rear garden • Entertainment terrace, jacuzzi, outdoor kitchen • Bright sitting room with wood-burning stove • Kitchen/breakfast room, modern design • Large dining area, patio access • Master bedroom with ensuite and walk-in dressing room • Tastefully fitted modern bathroom suites • Mature plot, driveway, garage • Entertainment patio terrace, summer house, outdoor games areas • House extended and renovated entirely in 2018/19 and the annexe in 2021 • Complete re-wire of the house and annexe • All smart tech located in upstairs cupboard with routers and cabling to one single point where fibre broadband and satellite broadband accessed as is main fuse board • Lightwave smart lighting installed • CAT6 installed across most of main house • NEST smart thermostat • Individual Tado smart thermostats on individual radiators throughout majority of room in house to enable specific room heating • Google Nest camera system providing security • Tahoma smart system for Somfy curtain rail for timed opening/closing and use anywhere in world • Gated entrance with coded entrance, access via phone and timed access/exit • Floodlights in garden • ADT smart alarm and cameras • Ubiquiti mesh wifi installed across the house • Starlink satellite wifi as well as Vodafone fibre broadband • AirSource heat pump, and complete new hot water system installed in 2021, fully serviced and in warranty • Oil boiler kept with ability to switch over at certain temperatures • Harvey water softener installed with filtered cold water tap in kitchen

General information:

Utilities: Mains electric and water. Private drainage. Air-Source heating and Oil.

Borough council: Hart

Council tax band: F

EPC rating: D





Situation:


Yateley common is the perfect blend of community and convenience. There are many local pubs, such as The Dog and Partridge for unforgettable Sunday lunches and lively Saturday night music and for a classic country pub experience, The White Lion awaits, offering the perfect atmosphere for unwinding. Other establishments such as The Greyhound and The Phoenix Inn, both renowned for their culinary prowess. Enjoy a delightful meal in Finchampstead at The Greyhound or savour the award-winning offerings at The Phoenix, especially during their fabulous Thursday night steak special. There are some fantastic breakfast Spots too. Start your day right at Old Mill Café in Sandhurst or Blackbushe Café at Blackbushe Airport, where weekends come alive in their expansive outdoor areas. For more of a fine experience, then the Michelin-star experience at Laymyer in Pennyhill Park Hotel is the perfect place or indulge in French cuisine at L'Ortolan in Reading. And for a touch of further luxury, the Four Seasons in Hampshire awaits with its impeccable spa and dining experiences. Other local eateries include Cinnamon Bay for excellent Indian cuisine or explore Rice for authentic Chinese dishes.

Yateley itself boasts a range of local amenities, from butchers and fishmongers to coffee shops and bakeries.

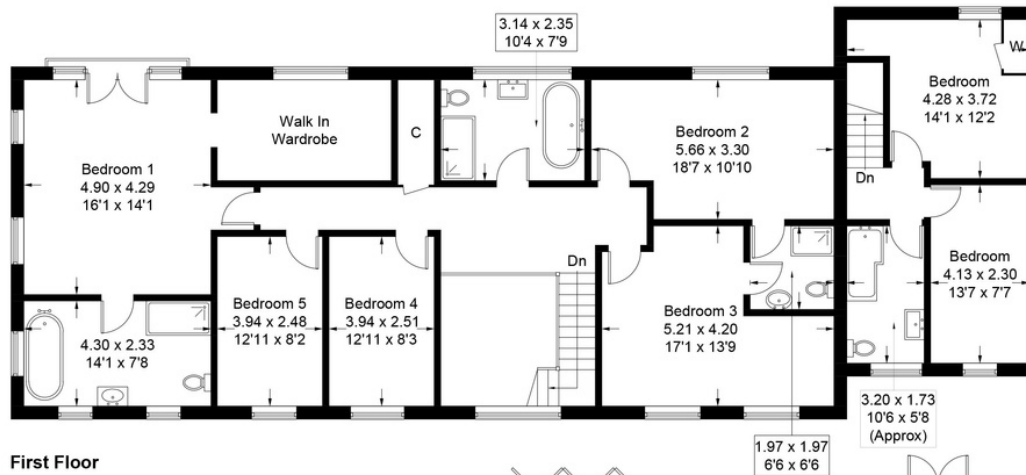
Within walking distance, discover Tesco Express and, for larger shopping sprees, M&S, Tesco, Aldi, and Lidl are just a 5-minute drive away. Stay active with gyms like Everyone Active, David Lloyd's, Pennyhill Park, and Four Seasons nearby.

Enjoy excellent connectivity with train stations like Blackwater for a 15-minute journey to Reading or Guildford. Sandhurst and Farnborough provide direct routes to various destinations, including Waterloo. Driving is a breeze, with Heathrow T5 just a 25-minute drive and quick access to M3 and M4.

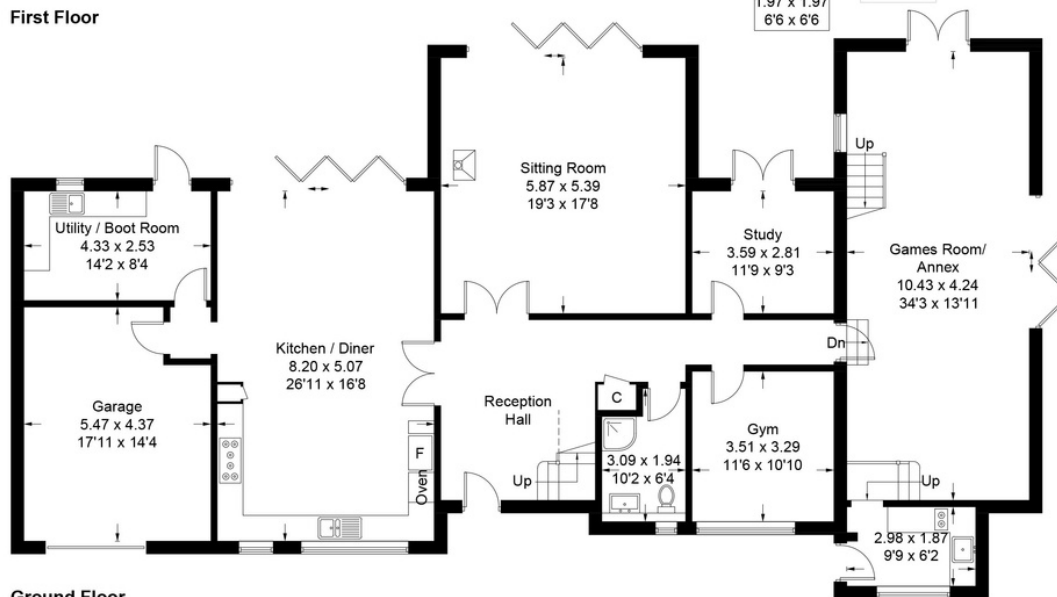
There are several excellent schools catering to a range of educational needs. Families benefit from access to reputable primary and secondary institutions, each committed to providing a high standard of education.







First Floor



Ground Floor



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Approximate Gross Internal Area
 Ground Floor = 167 sq m / 1797 sq ft
 (Including Garage)
 First Floor = 143.5 sq m / 1545 sq ft
 Annex Ground Floor = 51.4 sq m / 553 sq ft
 Annex First Floor = 34 sq m / 366 sq ft
 Total = 395.9 sq m / 4261 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
 This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant.
 The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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