

EVERY
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THE WAY

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Unique Property

Yateley



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Every Step of The Way Property Group, Powered by eXp, are delighted to bring to the market this exceptional opportunity to purchase this exquisite family home. Situated on one of Yateley's most premier roads. Offering approximately 3,345 sq ft of spacious and versatile accommodation, this seven bed property boasts an impressive array of accommodation which is light and airy throughout. The property dates back to around the 1900s and is positioned on a plot on approximately half an acre.





The ground floor accommodation showcases a grand entrance dining hall with a feature bay window and fireplace, stairs lead up to the first floor accommodation and adjoining the dining hall, is the living room and kitchen. The living room is lovely and spacious and has double doors opening out onto the rear garden decking area. And accessed from the lounge, is the office/playroom, which in turn leads through to the conservatory.

The heart of the home lies within the exposed brick theme kitchen, which is accessed through an open arch from the dining area, making it a fabulous space to entertain. The kitchen has been tastefully fitted with cream shaker style cupboards and granite worksurfaces. There is a separate utility room which leads into an integral garage. And there is a downstairs modern shower room/wc. There is also a two-bed annex on the ground floor that is accessed through a discrete door from the kitchen.







The First floor accommodation offers three double bedrooms, the main bedroom boasts a contemporary en-suite shower room and there is extensive built in wardrobes in the bedroom area. The landing area features a private balcony with wrought iron railings and offers breathtaking views over the well renowned Sean Devereux Park. Completing the first floor, alongside the two double bedrooms, is a family bathroom with an original roll top bath. Ascending to the second floor, you're met with another two double bedrooms, both with built in wardrobes and elevated views over the garden and Yateley.







Summary of accommodation

Main House

Entrance hall * Dining Room * Living Room * Play Room * Conservatory * Kitchen * Utility * Garage

First Floor

Main Bedroom and en-suite * Balcony * Two further double bedrooms * Family bathroom

Second Floor

Two double bedrooms

Annex

Interlinking hallway * Living Room * Kitchen * Two Double Bedrooms * Bathroom

Extra Features

Some of the lesser-known quirks of this home are, the Triangular oriel windows, secret door into the annex, original bath in which the new bathroom has been designed around, and many of the internal doors being made out of old ships hulls.



A distinguishing feature of this property is the annex. Boasting with its own private entrance this annex presents itself a unique opportunity for versatile living arrangements or guest accommodation. With a garden, kitchen, two double bedrooms and living room, it can be completely self-contained.



Outside

The property is approached behind private electric gates, which leads to a large driveway with ample parking for multiple vehicles. With nearly half an acre of beautiful grounds, the property offers boundless potential for further enhancement and personalisation such as adding a car port/garage or summer house subject to the relevant planning and consents. The expansive rear garden which is mainly laid to lawn features a stunning one of a kind oak decking, swim spa and feature stone pond, creating an enchanting outdoor oasis perfect for entertaining or relaxation.





General information
Tenure - Freehold
Local Authority - Hart
Total square feet - 3345 sq ft
Utilities - Mains water, electricity, gas and drainage
Council tax - band G
EPC rating - E

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Situation

Situated in the highly sought after location, Yateley, this property enjoys stunning views over Sean Devereux Park and falls within walking distance to the centre of Yateley. The village offers a variety of local businesses, shops, restaurants and traditional public houses. Yateley Green is nearby offering open space and courts for tennis, basketball and football. Horse riding can be enjoyed at Yateley Common, and further sporting and outdoor pursuits can be found through horse racing at Ascot and Windsor, and Cricket in Eversley. Yateley has direct road links to London, Reading, Aldershot and Guildford, and is about 3 miles from Junction 4A of the M3 motorway. Sandhurst station offers trains to Reading and Guildford. There are also rail services available from Fleet and Farnborough Main to London Waterloo. Heathrow is approximately 30 minutes away. Schools locally include Wellington College, Luckley-Oakfield, Eagle House and Yateley Manor.



Denotes restricted head height

Approximate Area = 3169 sq ft / 294.4 sq m
Limited Use Area(s) = 176 sq ft / 16.4 sq m

Total = 3345 sq ft / 310.8 sq m

For identification only - Not to scale

