



Farriers

Cricket Hill Lane, Yateley, GU46 6BA



Farriers

Cricket Hill Lane, Yateley, GU46 6BA

THE PROPERTY

Farriers is an eye-catching, individual detached chalet bungalow. As you approach the property along a private unmade road there are wrought iron electric gates giving access to a shingle drive leading around the back of the property with parking for several vehicles and a double garage with remote electric doors. At the front is a large, enclosed south facing garden with plenty of specimen shrubs and a small greenhouse. Farriers has attractive double glazed leaded light windows giving the property a cottage feel, and the central heating is by radiators. In all the plot extends to approximately one third of an acre.

ACCOMMODATION

Accommodation consists of a ground floor with entrance hall, dining room with stairs to a first floor, lounge with attractive exposed full height brick fireplace with wood burning stove and a conservatory. The kitchen/breakfast room has a walk-in larder, built-in appliances and oak fronted units. There is a utility room and cloakroom, four good size bedrooms, two having en suite facilities. On the first floor there are two further double bedrooms with sky light windows, one having an en suite.

THE AREA

The area has a semi-rural feel and Farriers is adjacent to common land with pleasant walks, dog walking and cycling. Yateley village centre, with a Waitrose supermarket, is approximately one mile away, and the Cricketers Public House is within walking distance. Yateley Infant & Junior Schools and Yateley Manor School are a short distance away and easily accessible by footpath.

(All distances below are approximate)

M3 (Junction 4a) – 3 miles

Central London – 40 miles

Heathrow Airport (T5) – 22 miles

Gatwick Airport – 48 miles

Farnborough North Station (mainline) 5.5 miles

Blackwater Station – 3 miles





Detached chalet bungalow

Individual character features

Double glazed leaded light windows

Six bedrooms (three en suite)

Wrought iron electric gates

Hall, cloakroom, conservatory

Two reception rooms

Price: £950,000 Freehold

Kitchen/breakfast room & utility room

Double garage with electric doors

Parking for several vehicles

Established south facing garden

In all about one third of an acre

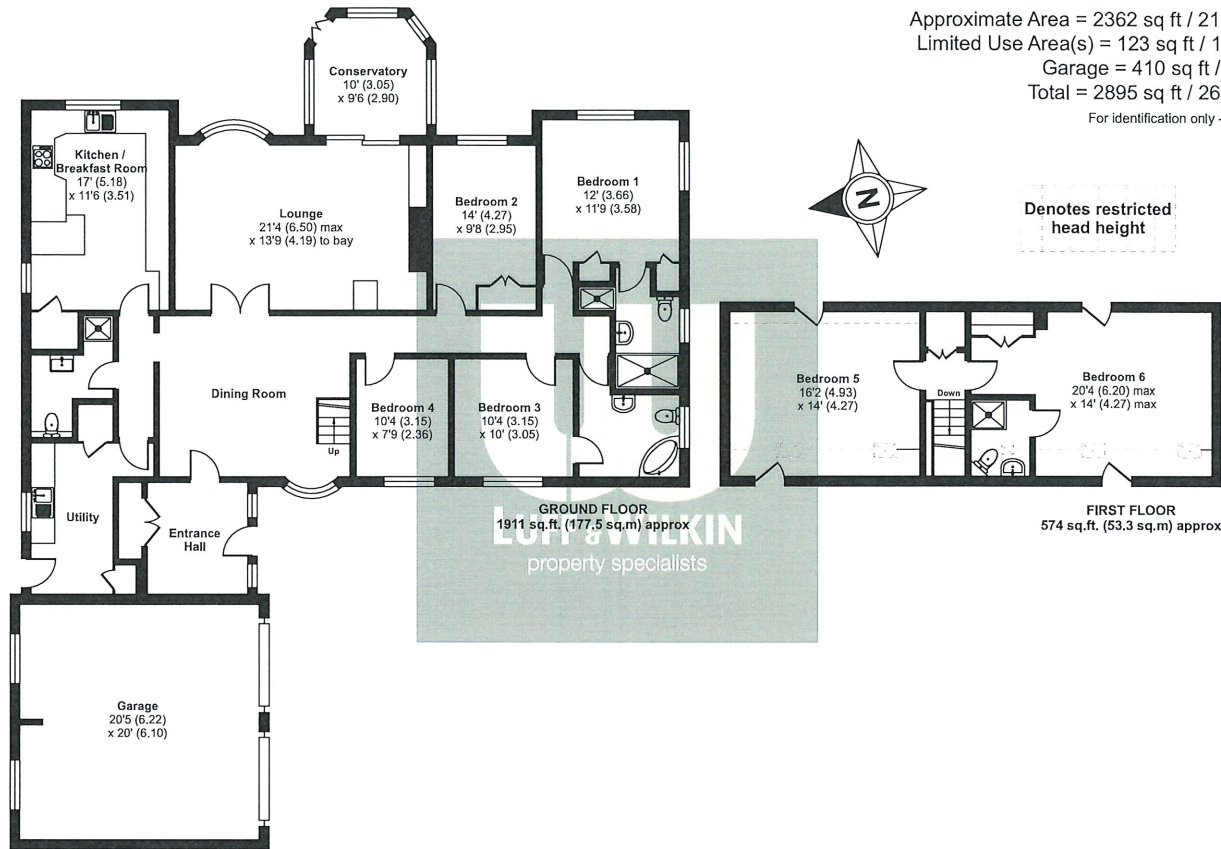
EPC Rating: D

Council Tax F: £2,998.25 p.a. (2024/25)



Cricket Hill Lane, Yateley, GU46

Approximate Area = 2362 sq ft / 219.4 sq m
 Limited Use Area(s) = 123 sq ft / 11.3 sq m
 Garage = 410 sq ft / 38 sq m
 Total = 2895 sq ft / 268.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024.
 Produced for Luff & Wilkin Property Specialists Ltd. REF: 1108092

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
		77	77

England, Scotland & Wales

These particulars have been produced in good faith and are believed to be materially correct and fair, though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



Registered Office: 13 Claremont Avenue, Camberley, Surrey, GU15 2DR
 Registered No. 8078018 England and Wales

luffandwilkin.co.uk

info@luffandwilkin.co.uk

tel 01252 838899

1 Guildford Road, Frimley Green, Camberley, Surrey, GU16 6NL