

Farriers Cricket Hill Lane, YATELEY, Hampshire. GU46 6BA.



£950,000 Freehold



A spacious six bedroom detached chalet bungalow with entrance hall, dining room, lounge with feature brick fireplace, and a conservatory. The kitchen/breakfast room has a walk-in larder, built-in appliances and oak fronted units. There is also a utility room and shower room, 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.

Wrought iron gates lead to a shingle driveway which in turn leads to a double garage with remote electric doors and parking for several vehicles. At the front is a large, enclosed south facing garden and a small greenhouse. The property has attractive double glazed leaded light windows and central heating by radiators. The area has a semi-rural feel and provides pleasant walks, dog walking and cycling. In all the plot extends to approximately one third of an acre.

EPC: D Council Tax F (Hart Council): £2,998.25 per annum (2024/25)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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THE PROPERTY

Farriers is an eye-catching, individual detached chalet bungalow with attractive double glazed leaded light windows giving the property a cottage feel, and the central heating is by radiators.

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.

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 shower room, 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.

DISTANCES

(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

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

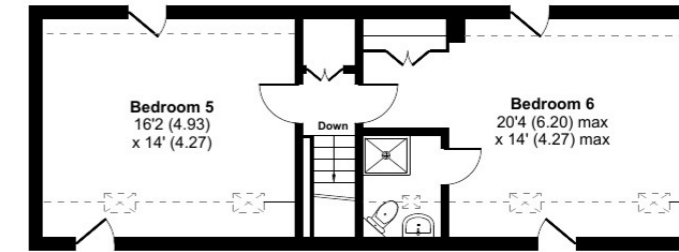
Garage = 410 sq ft / 38 sq m

Total = 2895 sq ft / 268.7 sq m

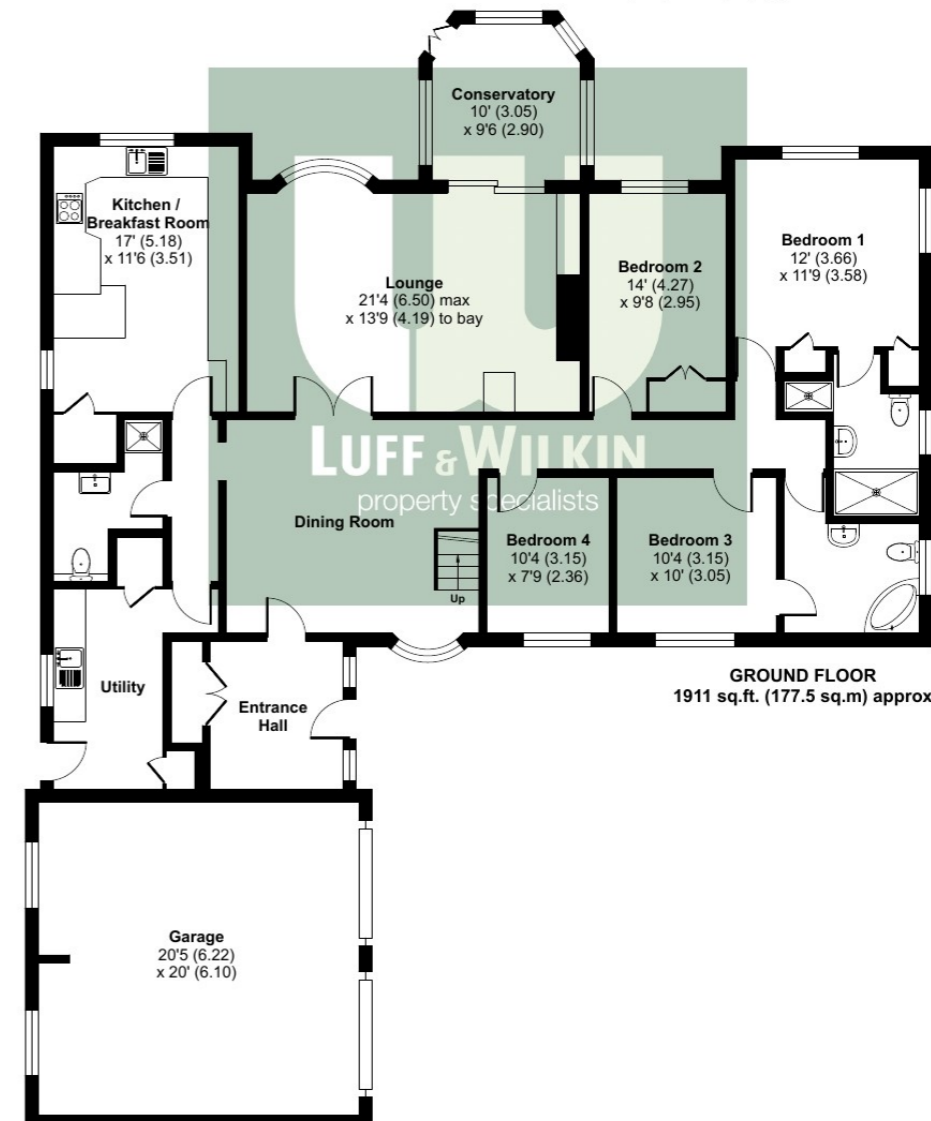
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR
574 sq.ft. (53.3 sq.m) approx



GROUND FLOOR
1911 sq.ft. (177.5 sq.m) approx



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