



## 5 Harvest Close, YATELEY, Hampshire GU46 6YS

Guide Price £500,000 Freehold

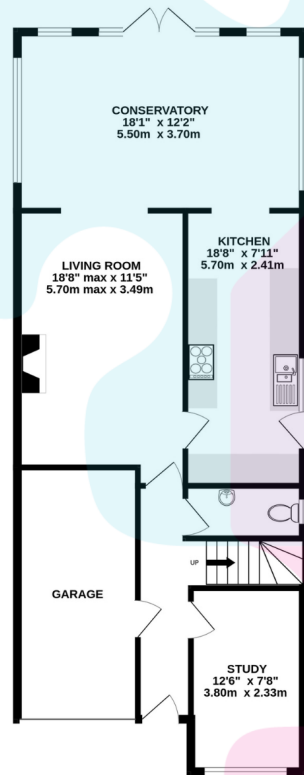
JIGSAW ESTATES HAMPSHIRE are delighted to offer to the market this wonderfully presented three/four bedroom family home situated in a cul-de-sac location. The home is within walking distance of local woodlands and Yateley Country Park which are perfect for dog walking, running and cycling. The location is ideally situated for local schools and also the A30 & M3 are easily accessible.

The ground floor comprises; a spacious entrance hall with a refitted downstairs cloak room which also has plumbing for a washing machine and a study/fourth bedroom. The primary living space is positioned to the rear of the property and includes a living room with gas fire place. The living room opens up to a light and airy orangery across the back of the property with views over the secluded rear garden, with French doors leading out to it. The kitchen has been thoughtfully refitted and includes a five ring gas hob with extractor hood. Upstairs are three well proportioned bedrooms and a family bathroom.

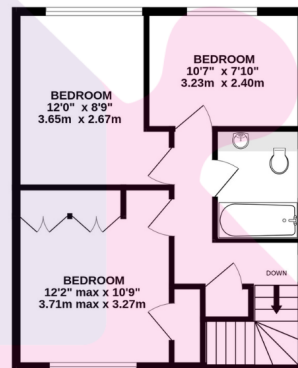
Outside to the rear is a secluded, westerly facing garden with a designated patio outside the orangery and further seating area positioned to the rear. The property also benefits from side access and outside



GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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- THREE / FOUR BEDROOMS
- SECLUDED, WESTERLY FACING REAR GARDEN
- REFITTED KITCHEN
- GRAVEL DRIVEWAY FOR UP TO THREE CARS
- LOCAL WOODLANDS WITHIN WALKING DISTANCE

- A BEAUTIFUL, 19FT ORANGERY ACROSS THE REAR OF THE HOME
- SPACIOUS LIVING ROOM WITH GAS FIREPLACE
- DOWNSTAIRS CLOAKROOM
- CUL-DE-SAC LOCATION
- COUNCIL TAX BAND = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

