

25 Calcott Park  
Yateley, Hampshire



## 25 Calcott Park, Yateley, Hampshire, GU46 6JJ

### The Property

A deceptively spacious, three bedroom terraced property with generous garden, garage and allocated parking in the desirable Calcott Park development close to Yateley Centre.

### Ground Floor

Entering through the front door into the hallway there is a WC to the right and stairs to the left.

The kitchen is straight ahead, which offers tiled floor, base and wall mount cabinets and modern appliances as well as windows through to the garden room beyond.

Next is the living room, which is dual aspect and open to the garden room/conservatory. There is also under stairs storage here, as well as double doors out to the patio and side access.

Adjoining the living room, there is a garden room/conservatory which has tiled flooring and another set of double door out to the attractive garden at the rear.

### First Floor

Upstairs there are three bedrooms and one bathroom.

Bedroom one has fitted wardrobe storage and modern sash windows with fitted shutters overlooking the garden and fields beyond.

Bedroom two is a double room with the same rear aspect.

Bedroom three is a single room or ideal as a study and side aspect.

The bathroom is modern and fully tiled with walk in shower, WC and basin.

### Outside

The property has a generous garden compared to other properties in the development, which is complimented by the single garage and allocated parking adjacent - this allows for a side access gate in the garden from the parking and garage.

The rear garden offers a patio area to the side, mature landscaping including attractive wisteria and an area of lawn.

### Location

Yateley benefits from a range of shops, cafe's public houses and schooling options all within one mile of this property.

Yateley has a charming village atmosphere with local amenities and is located in the M3/M4 corridor about 40 miles to the West of central London. Reading, Basingstoke, Camberley and Wokingham are all easily accessed by car and provide excellent shopping facilities along with multi-screen cinemas, theatres, sports clubs, leisure centres and many options for dining out.

Yateley and Eversley offer an excellent choice of pubs/restaurants and the Eversley Sports Association offers excellent opportunities for hockey, football and cricket – with 2 pitches and dedicated indoor facilities.



























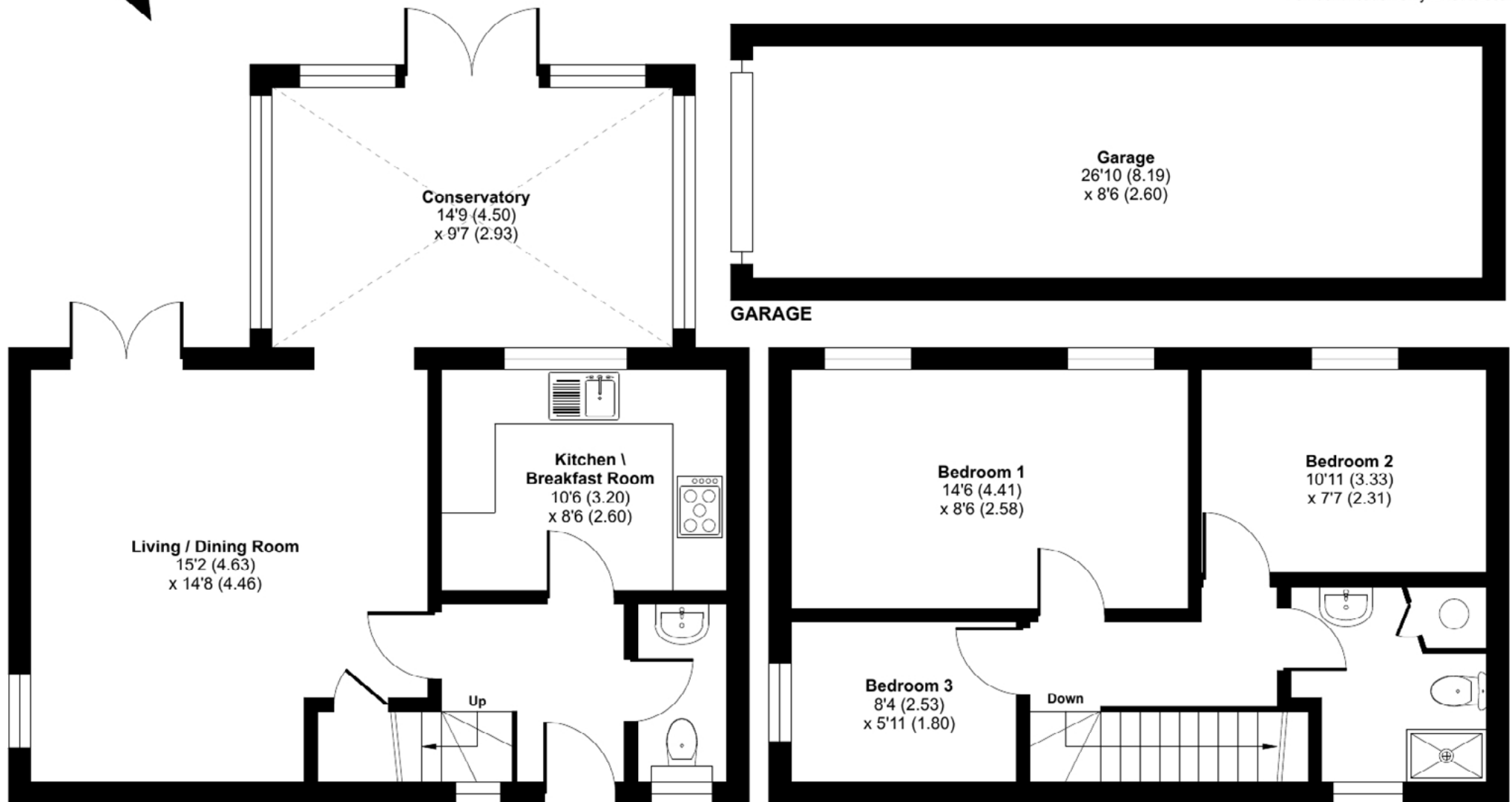
# Calcott Park, Yateley, GU46

Approximate Area = 932 sq ft / 86.5 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 1161 sq ft / 107.7 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for McCarthy Holden. REF: 1310091

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU46 6JJ

Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone:

McCarthy Holden: 01252 842100

Services

Mains electricity, water  
and drainage, gas fired central heating.

Maintenance Charge - £1,164 PA  
EPC: D (63)

Local Authority

[Hart District Council](#)  
[Council Tax Band: D](#)

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