

Bunch Grove | Yateley | GU46 7BB

£650,000

Freehold

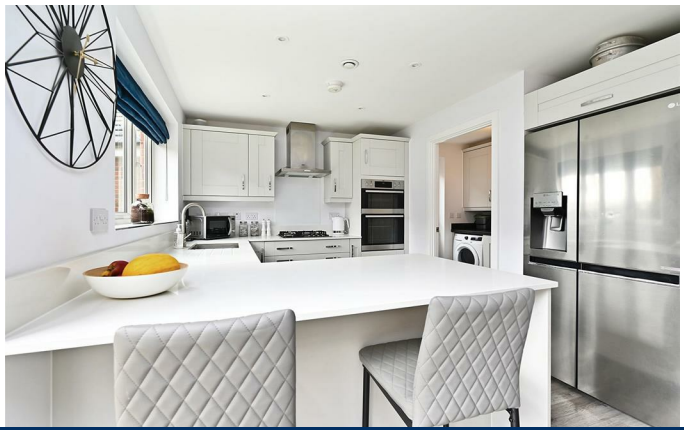
Waterfords
Residential Sales & Lettings

Bunch Grove |
Yateley | GU46 7BB
£650,000

WATERFORDS A four-bedroom detached home with two bathrooms, a double garage, and driveway parking, finished to an exceptional standard throughout and ideally located within the highly sought-after Forest Chase development.

- Situated in sought after Forest Chase development
- Modern kitchen/diner with separate utility room
- Double garage and double driveway
- Easy access to SANG via gate at end of the road
- Well presented four bedroom detached family home
- Entrance hall with cloakroom
- Family bathroom and en suite shower room to main bedroom
- Sunny-aspect enclosed rear garden

















## Description

This executive detached family home features a double garage and generous driveway parking for multiple vehicles, while enjoying convenient access to the nearby SANG (Suitable Alternative Natural Green Space). The property further benefits from four bedrooms, two bathrooms, a bay-fronted living room, utility room, and a beautifully re-fitted kitchen/dining room.

The ground floor offers a welcoming entrance hall, cloakroom/WC, a bay-fronted living room with bespoke fitted shelving, a utility room with direct access to the driveway, and a contemporary kitchen/dining room complete with quartz worktops and a breakfast bar.

Upstairs, the property comprises four well-proportioned bedrooms, a family bathroom, and an en suite to the principal bedroom. Finished to a high standard throughout, the home showcases stylish décor and modern interiors.

Outside to the front, the property benefits from a landscaped garden, a large driveway providing parking for several vehicles, and a double garage. An EV charging point is also installed for added convenience.

The rear garden enjoys a sunny aspect and is mainly laid to lawn, with useful side access. In addition, there is a secluded area behind the garage offering excellent potential for a home office or studio, subject to the necessary planning permissions.

Constructed by Bellway Homes in approximately 2021, the property is located within the highly desirable Forest Chase development in Yateley. Ideally positioned for access to the SANG and scenic countryside walks, the home is also close to a range of local amenities including highly regarded schools, shops, cafés, rail connections, and excellent transport links via the M3 and M4 motorways.





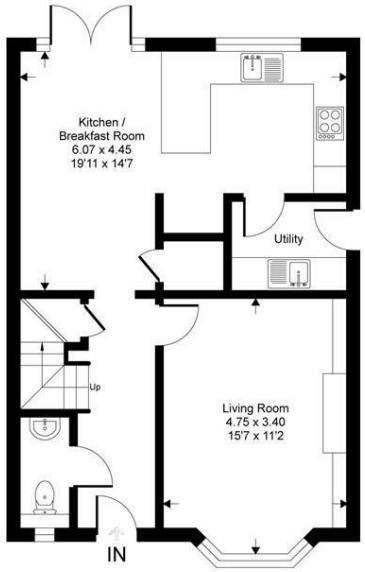



# Bunch Grove

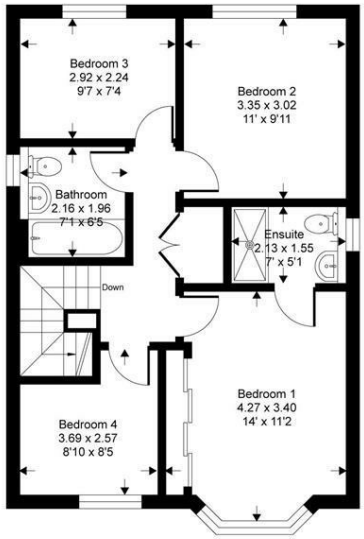
Approximate Gross Internal Area = 109.2 sq m / 1176 sq ft
Approximate Garage Internal Area = 37.1 sq m / 400 sq ft
Approximate Total Internal Area = 146.3 sq m / 1576 sq ft



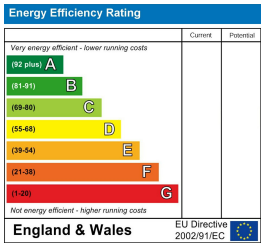

**Garage = 37.1 sqm / 400 sqft**




**Ground Floor = 54.6 sqm / 588 sqft**




**First Floor = 54.6 sqm / 588 sqft**




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