

Frys Lane | | Yateley | GU46 7TJ

£475,000

Freehold

Waterfords
Residential Sales & Lettings

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Yateley | GU46 7TJ
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WATERFORDS A Grade II listed three-bedroom cottage set on a large plot in the centre of Yateley village, offering ample driveway parking and a garage.

- Three bedroom cottage
- Large plot
- Garage and ample driveway parking
- Grade II listed
- Full of character features
- Conveniently located in the village centre

Location

This unique property is conveniently located just a short walk from Yateley Town Centre, which offers a variety of independent cafés, pubs, and shops, including an award-winning butcher and fishmonger. Yateley is ideal for commuters, with Junction 4a of the M3 and Junction 11 of the M4 just a few minutes' drive away. Access to London and other key destinations is also made easy via Farnborough and Fleet railway stations, which provide fast links to London Waterloo. Sandhurst and Blackwater railway stations are also nearby, offering connections to Reading and Gatwick Airport. For those who enjoy the outdoors, Yateley is perfect, with scenic countryside close by, including Horseshoe Lake and Yateley Common.

















Description

The ground floor features a welcoming dining room complete with a fireplace and log burner, a comfortable living room, a well-equipped fitted kitchen, a utility room, a downstairs cloakroom with a convenient storage cupboard, and a study. Upstairs, the property offers three bedrooms, including two spacious doubles, along with a family bathroom.

Outside

To the front, a generous driveway provides ample off-street parking and leads to a large garage with an up-and-over door. Gated side access opens to a spacious rear garden, which features multiple large storage sheds and a variety of mature shrubs.

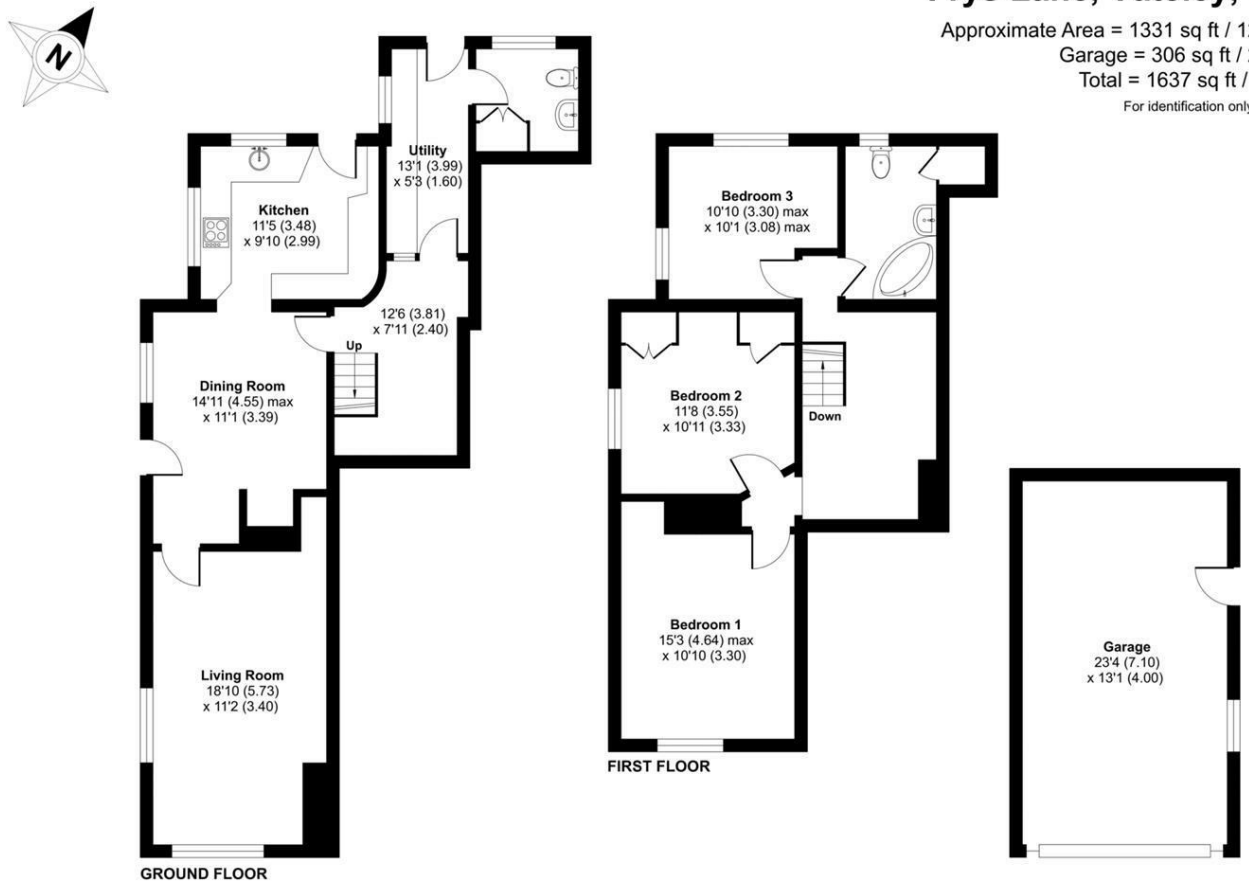






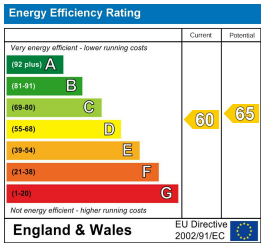
Frys Lane, Yateley, GU46

Approximate Area = 1331 sq ft / 123.6 sq m
Garage = 306 sq ft / 28.4 sq m
Total = 1637 sq ft / 152 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Waterfords. REF: 1332593

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