



Cricket Hill Lane | | Yateley | GU46 6BB

Offers Over £575,000 Freehold

Waterford's W
Residential Sales & Lettings

Cricket Hill Lane |
Yateley | GU46 6BB
Offers Over £575,000

Welcome to this charming character cottage located on Cricket Hill Lane in the picturesque village of Yateley, Hampshire. This delightful semi-detached house boasts three/four bedrooms, offering versatile living spaces to suit your needs.

One of the standout features of this property is its unique setting, as it backs onto a private lake, providing a tranquil and scenic backdrop to your daily life. Imagine waking up to the soothing sounds of nature and enjoying the peaceful views right from your own backyard.

In addition to its idyllic location, this property also offers off-road parking, ensuring convenience and ease for you and your guests.

Whether you are looking for a peaceful retreat or a cosy family home, this character cottage on Cricket Hill Lane has the potential to fulfil your desires. Don't miss out on this opportunity to own a property that not only offers comfort and charm but also a unique lifestyle with access to a private lake.

- Character Cottage
- Non Estate Location
- Backing on to a Lake
- Three/Four Bedrooms
- Off Road Parking for 3/4 vehicles
- In Excellent Condition Throughout



Available to view
with Waterfords



Location

The property is situated in a no estate location within the perimeter of the Yateley Conservation Area, backing on to a private lake.

The countryside around Yateley in Hampshire is a wonderful environment for the enjoyment of country living, whilst giving close links to M3/M25, major airports and mainline train stations. The Common itself (a mixture of heathland, woods, forest and lakeland) provides vast space for hiking, biking, dog walking and horse riding and neighbours Minley Woods, Trilakes Country Park, Bramshill Forest, Finchampstead Ridges, Hawley Lake and the Blackwater Valley.

The village of Yateley retains warm and welcoming pubs, village shops including a butcher and fishmonger, a beautiful village green with playground, and Sean Deveraux Park offering many sports facilities including a nine hole golf course. For those interested in equestrian pursuits, there are many opportunities on the doorstep, with both local liverys, Ryecroft and Wellington Riding very close by.

The area has many good schools, both private and independent including Wellington College which is less than a mile away and Yateley Manor School, a walk away in the village, together with Holme Grange, Reddam House (formerly Bearwood College) Eton, Eagle House, Luckley House School, St Neots, Farnborough 6th Form.

Description

A stunning character cottage offering flexible accommodation over two floors. The first floor includes three double bedrooms and a re-fitted bathroom. The further accommodation includes a potential further bedroom/reception room on the ground floor, a bright and airy living room offering views over the private gardens and lake, whilst there is a country style kitchen to the front of the home.

Outside

To the front of the property, a charming driveway provides convenient off-road parking for two vehicles, with additional private parking available to the side. The exterior is equally impressive to the rear, where the property opens onto a beautifully landscaped garden, designed to be both a tranquil retreat and an entertainer's dream.

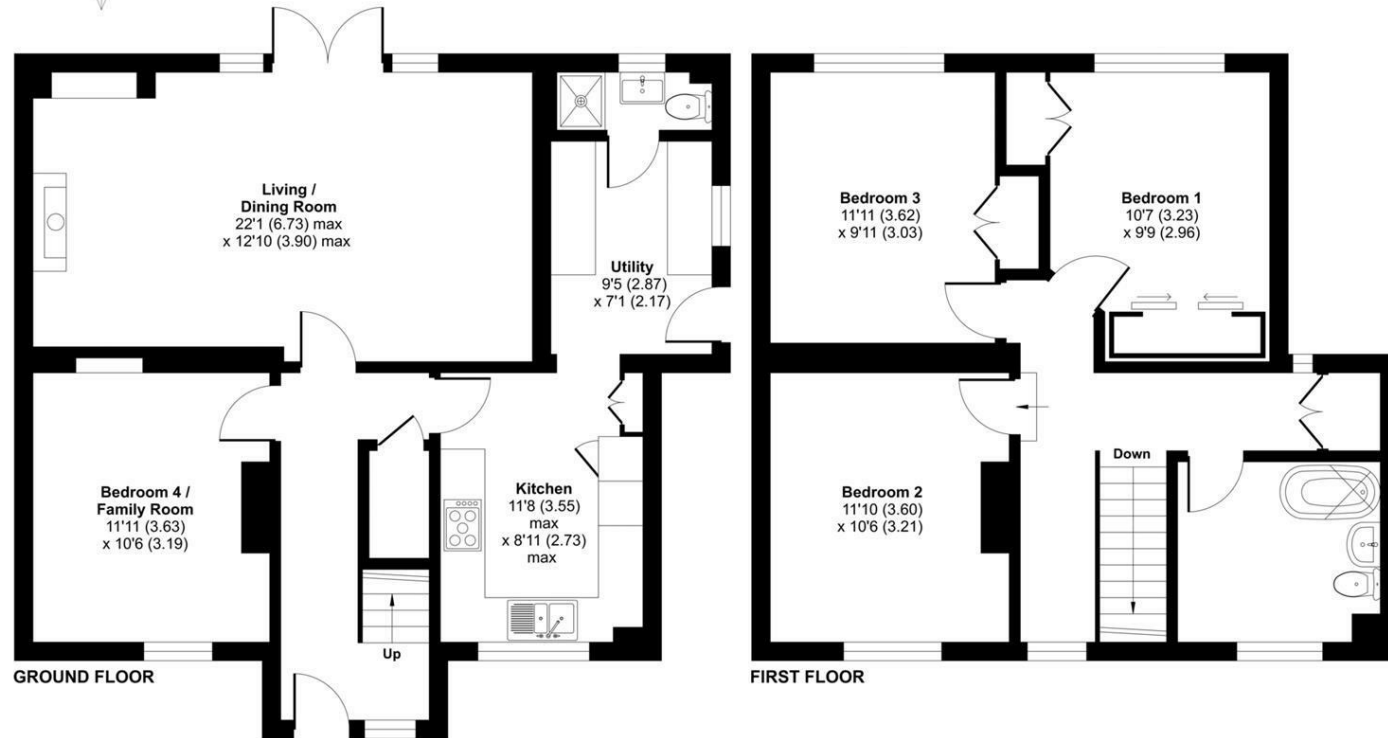
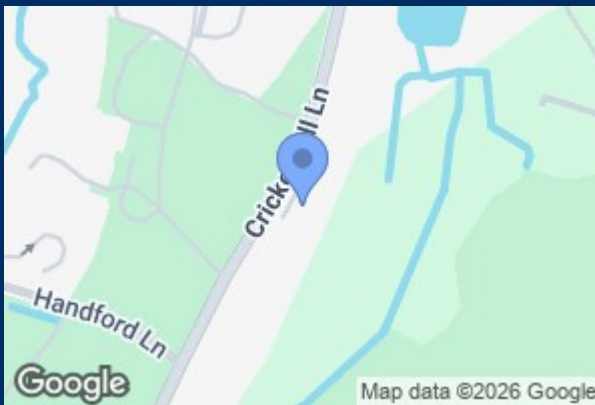
The private garden is a true sun trap, boasting a spacious terrace that's perfect for alfresco dining, summer barbecues, or simply relaxing with a glass of wine as the sun sets. A carefully curated mix of flowerbeds, mature trees, and manicured lawns creates a vibrant yet serene outdoor haven.

Beyond the garden, a gate provides direct access to a picturesque private lake. This idyllic feature is framed by a scenic walkway, inviting peaceful strolls at any time of day. Whether you're hosting gatherings, enjoying quiet moments of reflection, or soaking in the breathtaking views of the lake and its surrounding natural beauty, this outdoor space offers an unparalleled lifestyle opportunity for both relaxation and entertainment.

Cricket Hill Lane, Yateley, GU46

Approximate Area = 1363 sq ft / 126.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Waterfords. REF: 1195228



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			82
(69-80) C			
(55-68) D		67	
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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