

Fallowfield | Yateley | GU46 6LW

£340,000

Freehold

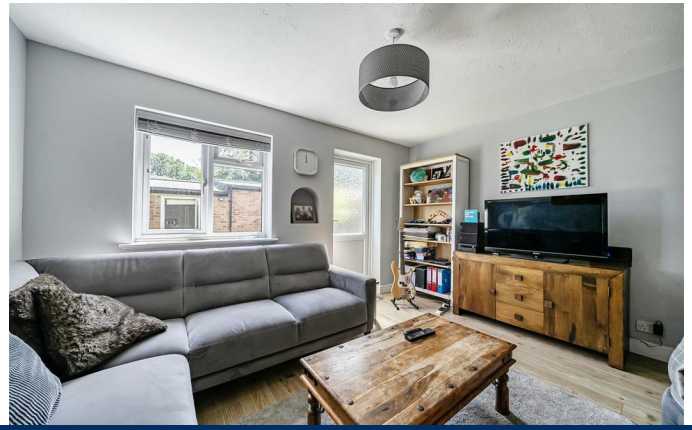
Waterfords
Residential Sales & Lettings

Fallowfield |
Yateley | GU46 6LW
£340,000

A well-presented two-bedroom house benefiting from two allocated parking spaces and a rear garden with direct access to a home office/garage store.

- Two-bedroom home offered with no onward chain
- Spacious living room with direct access to the rear garden
- Converted garage providing an ideal home office plus additional store
- Fully enclosed rear garden with patio area
- Well-presented accommodation throughout
- Modern refitted shower room
- Two allocated parking spaces
- Within walking distance of local amenities, schools, and countryside walks

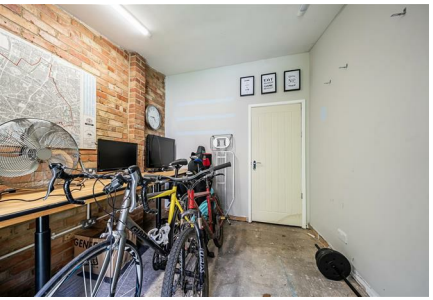
















Description

The accommodation comprises an entrance hallway, a rear-aspect living room with direct access to the rear garden, and a front-aspect kitchen/breakfast room. Upstairs, the first-floor landing leads to two bedrooms and a modern refitted shower room.

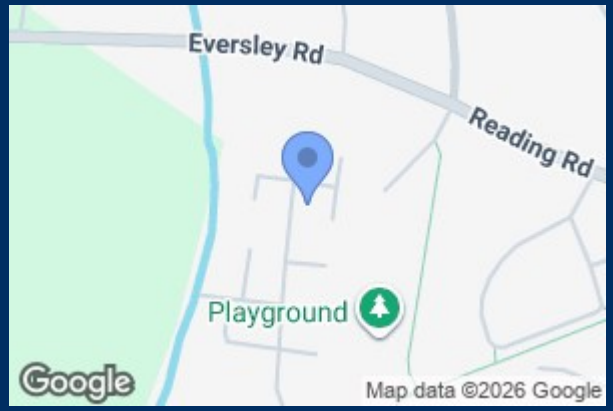
Additional benefits include a converted garage currently used as a home office, along with a separate store, UPVC double glazing, gas central heating, and two allocated parking spaces. The property is conveniently located within easy reach of local amenities.

Externally, the property enjoys both front and rear gardens, together with two allocated parking spaces and the converted garage located to the rear.

Ideally situated on the Yateley/Eversley border, the property is within close proximity of Yateley village centre and highly regarded local schools. A range of everyday amenities, including Waitrose, Boots Pharmacy, a newsagent, doctors' surgery, and community hall, are all within walking distance. The property also benefits from easy access to open countryside and scenic walking routes.

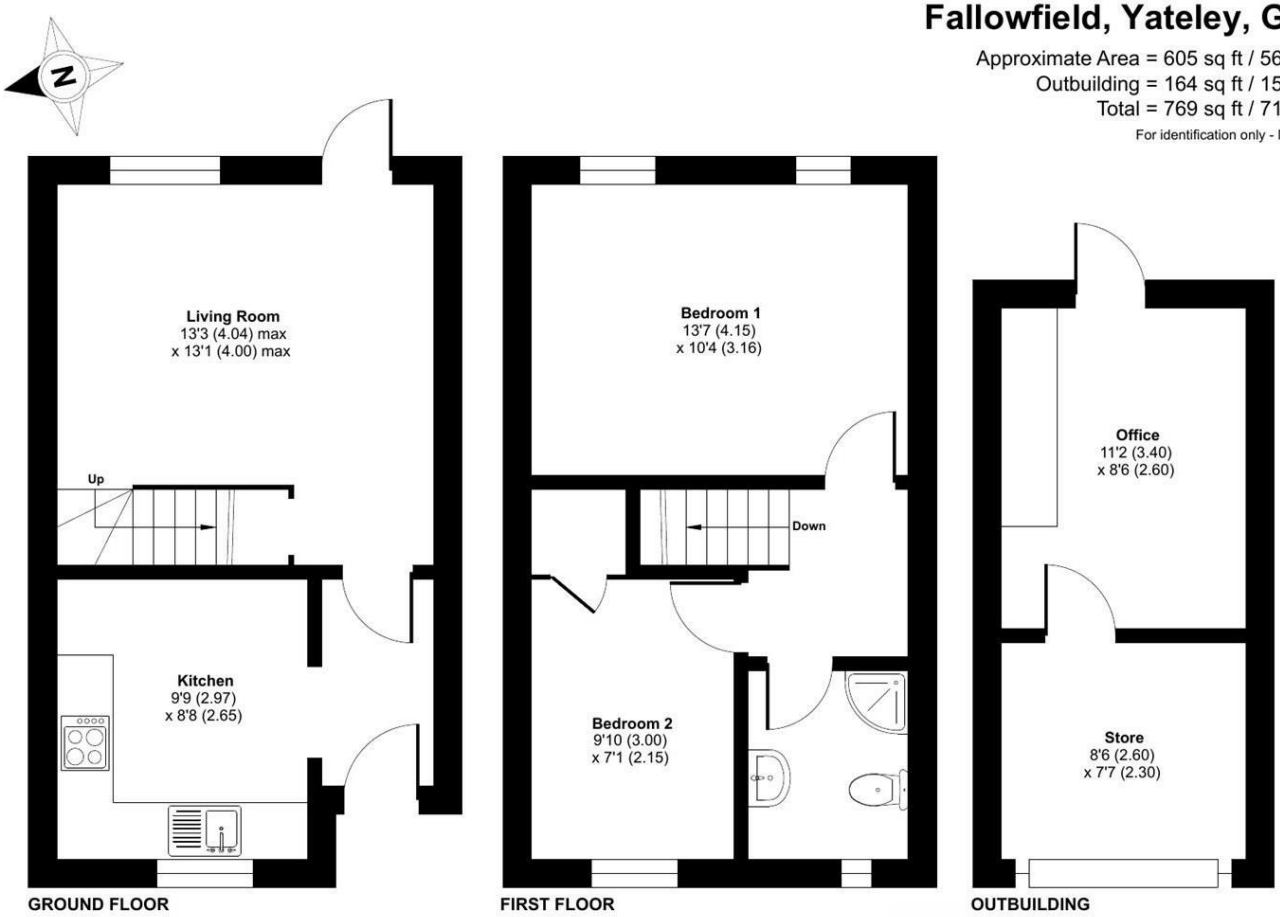






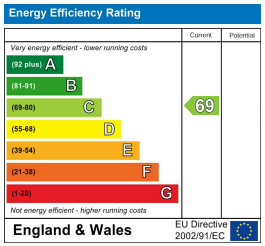
Fallowfield, Yateley, GU46

Approximate Area = 605 sq ft / 56.2 sq m
Outbuilding = 164 sq ft / 15.2 sq m
Total = 769 sq ft / 71.4 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 2026. Produced for Waterfords. REF: 1481996

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35 Plough Road
Yateley
Hampshire
GU46 7UW
01252 870222
yateley@waterfords.co.uk