



Kipling Close | | Yateley | GU46 6YA

Offers Over £650,000

Freehold

*Waterfords* W  
Residential Sales & Lettings

Kipling Close |  
Yateley | GU46 6YA  
Offers Over £650,000

Located in a popular cul de sac is this extended well presented detached family home.

- Sought-after location on the popular Poets Development
- Impressive 23ft fitted kitchen/breakfast room with bi-fold doors to the garden
- Separate utility room and convenient downstairs WC
- Driveway parking leading to a double garage
- Spacious four-bedroom detached family home
- Generous 16ft living room plus a separate study ideal for home working
- Principal bedroom with fitted wardrobes and en-suite shower room
- Fully enclosed rear garden with lawn and patio area





## Description

Situated on the highly sought-after Poets Development, this impressive four-bedroom extended detached home offers spacious and well-appointed family accommodation throughout.

The ground floor features a welcoming entrance hallway with a convenient downstairs WC. The heart of the home is a superb 23ft kitchen/breakfast room, beautifully fitted and enhanced by bi-fold doors that open out onto the enclosed rear garden, creating a perfect space for both everyday living and entertaining. Additional ground floor accommodation includes a separate utility room, a generous 16ft living room, and a versatile study ideal for home working.

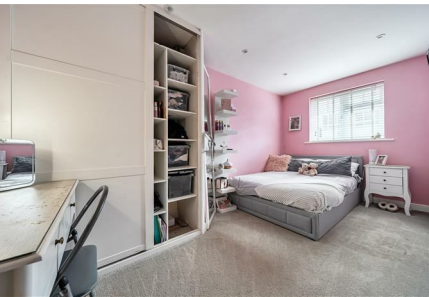
Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the remaining three bedrooms are served by a well-appointed family bathroom.

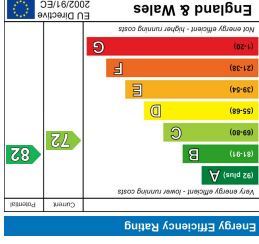
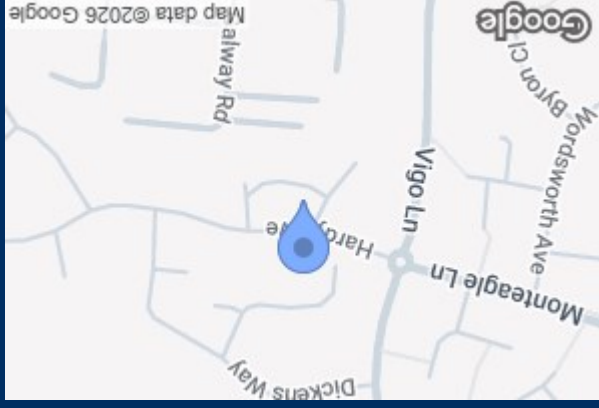
Externally, the property enjoys gardens to both the front and rear. To the front, there is ample driveway parking leading to a double garage, alongside a neatly maintained lawn area.

The rear garden provides a generous and private outdoor space, perfect for relaxing and entertaining. A well-kept lawn offers plenty of room for family activities, while a stepping-stone pathway leads to a spacious paved patio area. The patio is ideal for outdoor dining and social gatherings. The garden is fully enclosed with wooden fencing and attractive brick pillars, and also benefits from a side access gate.

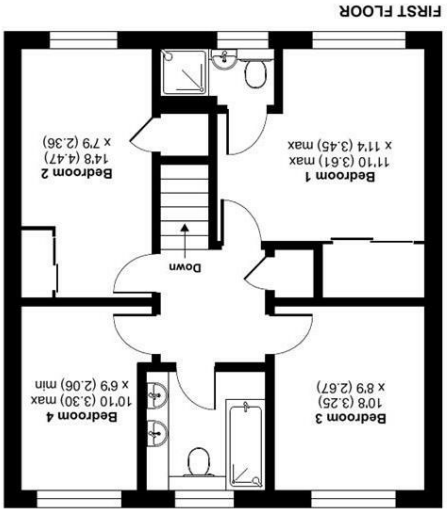
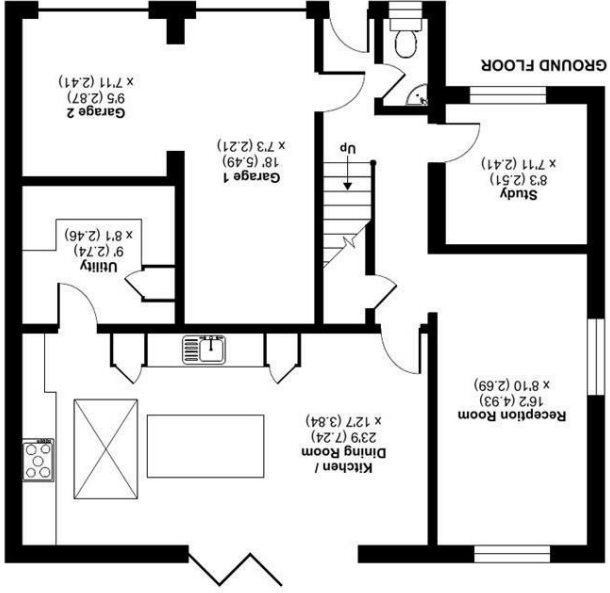
## Location

The property is positioned in a quiet cul de sac on the popular Poets development and is within close proximity to shops including Waitrose and Boots Chemist, doctors surgery, bus service routes and well regarded local schools. Rail links from Fleet and Blackwater stations and access to the M3 are also close by along with access to Yateley Common.





Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nrdhcom 2026.  
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 Waterfords Residential Sales & Leasing



**Kipling Close, Yateley, GU46**  
 Approximate Area = 1340 sq ft / 124.5 sq m  
 Garage = 226 sq ft / 21 sq m  
 Total = 1566 sq ft / 145.5 sq m  
 For identification only - Not to scale

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