



Potley Hill Road | | Yateley | GU46 6AG

Asking Price £800,000

Freehold





Potley Hill Road |  
Yateley | GU46 6AG  
Asking Price £800,000

SOLD PRIOR TO MARKETING! A detached four-bedroom bungalow located on a private lane of just four properties, offering a generous garden complete with a versatile home office/bar, two bathrooms, and ample driveway parking alongside a garage.

- Detached bungalow
- Situated on a private lane of just four properties
- Bathroom, ensuite, and cloakroom
- Ample driveway parking
- Four double bedrooms, plus a study
- Generous garden featuring a home office/bar
- Modern extended kitchen, dining room, and living room
- Garage

## Location

Situated on a private lane off Potley Hill Road, this property enjoys a peaceful setting within walking distance of Potley Hill School, Frogmore Infant, Junior, and Secondary Schools, as well as local shops, common land, and a range of amenities. Ideal for commuters, Yateley offers excellent access to the M3 and M4 motorways, the A30, and convenient train connections to London via nearby Sandhurst, Fleet, and Farnborough stations.







## Description

The accommodation includes an entrance hallway with convenient storage cupboards, four double bedrooms—one of which benefits from an en-suite bathroom—and a dedicated study. There is a family bathroom and a separate cloakroom for added convenience. The dining room flows seamlessly into a modern, extended kitchen, while a spacious living room provides a comfortable area to relax and entertain.

## Outside

At the front of the property, you'll find ample driveway parking alongside a garage with an up-and-over door for secure parking and storage. Gated side access leads you to a generous and private rear garden, predominantly laid to lawn — perfect for outdoor relaxation and activities. The garden also features a versatile home office/bar complete with power and lighting, a large decking area ideal for entertaining, and a handy storage shed for extra space.



## Potley Hill Road, Yateley, GU46

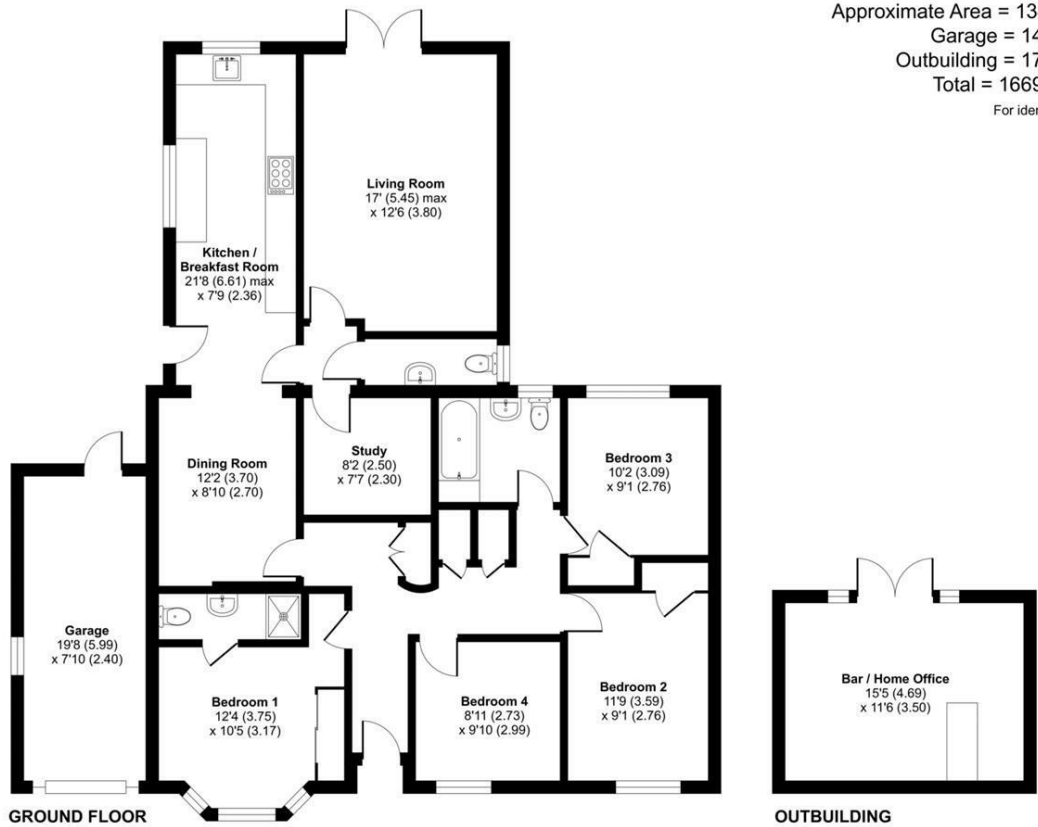
Approximate Area = 1346 sq ft / 125 sq m

Garage = 146 sq ft / 13.5 sq m

Outbuilding = 177 sq ft / 16.4 sq m

Total = 1669 sq ft / 154.9 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: 1333993

**Waterfords**  
Residential Sales & Lettings

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

35 Plough Road  
Yateley  
Hampshire  
GU46 7UW  
01252 870222

yateley@waterfords.co.uk