



Bunch Grove | Yateley | GU46 7BB

£575,000

Freehold

**Waterfords**   
Residential Sales & Lettings

# Bunch Grove | Yateley | GU46 7BB £575,000

Nestled in a peaceful cul-de-sac within the highly sought-after Forest Chase development, this beautifully presented three-bedroom detached home offers exceptional privacy and tranquillity. With no through traffic and a rear garden that is not overlooked, this property is ideal for families or anyone seeking a quiet retreat close to nature.

- Detached three-bedroom family home
- Lovely, well-maintained rear garden Not overlooked—excellent privacy
- Walking distance to nature reserve and Horseshoe Lake
- Garage and driveway parking for multiple vehicles
- Modern kitchen/dining room with separate utility room
- Quiet cul-de-sac location with no through road
- Immaculate condition throughout
- Green space, pond & play park nearby
- Spacious dual aspect living room with garden access
- Family bathroom, en-suite to master, and downstairs cloakroom

## Location

Bunch Grove enjoys a prime position in Yateley's Forest Chase development, surrounded by woodland walks and natural beauty. The nearby Nature Reserve and Horseshoe Lake offer scenic escapes just minutes from your doorstep. Yateley village provides a range of amenities including shops, eateries, a doctors' surgery, and chemists. The area is well-served by reputable schools and offers excellent transport links to the M3, M4, and A30, with mainline train stations and bus routes easily accessible.



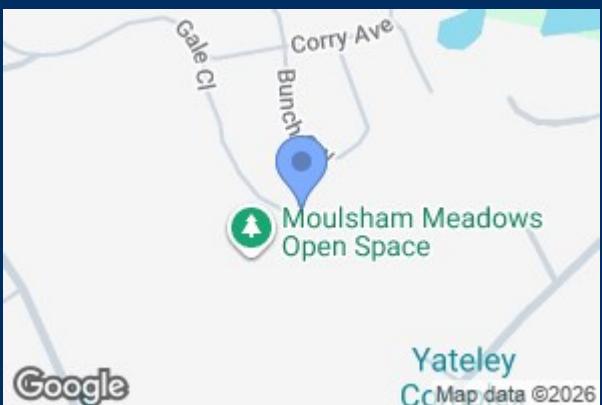


## Accommodation

The ground floor features a welcoming entrance hall with storage, a downstairs cloakroom, a bright 17 ft dual-aspect living room, and a spacious kitchen/dining area with a utility room. Upstairs, there are two double bedrooms—one with fitted wardrobes and an en-suite shower room—a single bedroom, and a family bathroom.

## Outside

To the front, a generous driveway provides off-street parking for multiple vehicles and leads to a single garage. Side access opens to a private, enclosed rear garden that is not overlooked, featuring a lawn and patio area, perfect for relaxing or entertaining. A large storage shed adds practical convenience.



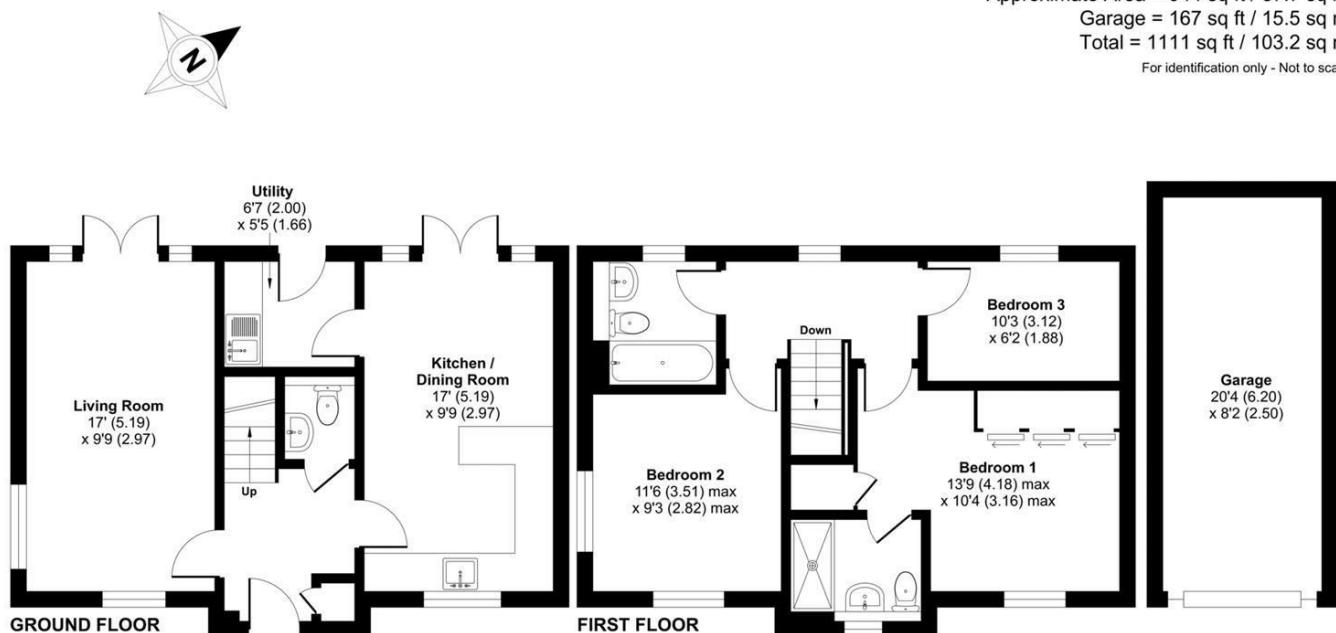
## Bunch Grove, Yateley, GU46

Approximate Area = 944 sq ft / 87.7 sq m

Garage = 167 sq ft / 15.5 sq m

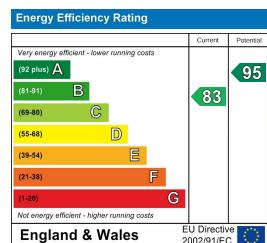
Total = 1111 sq ft / 103.2 sq m

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: 1319388

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