



Barn Field | Yateley | Hampshire | GU46 6HZ

Offers In Excess Of £300,000

Waterfor's W
Residential Sales & Lettings

Barn Field | Yateley Hampshire | GU46 6HZ Offers In Excess Of £300,000

A rarely available Charles Church Wentworth two bedroom house with a ground floor extension providing a conservatory/dining room with underfloor heating, two parking spaces.

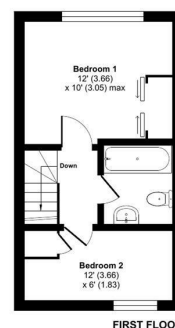
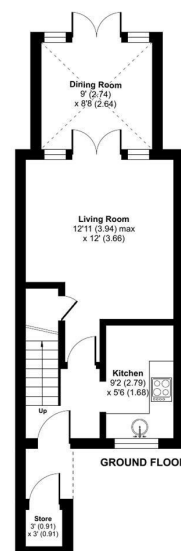


- Two bedrooms and two receptions
- Entrance porch and entrance hall
- Two allocated parking spaces
- Council tax Band C
- Lovely conservatory/dining room extension
- Front and walled rear garden
- Storage outhouse

Location

Description

Outside



Barn Field, Yateley, Hampshire, GU46

Approximate Area = 628 sq ft / 58.3 sq m
Store = 9 sq ft / 0.8 sq m
Total = 637 sq ft / 59.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Waterfords. REF: 1026000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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
<https://www.waterfords.cc>