



## 2 Lydebrook Cottages

Eversley Road | Yateley | Hampshire | GU46 7TD

Guide Price £550,000 Freehold

**Waterford's** *W*  
Residential Sales & Lettings



# 2 Lydebrook

Eversley Road | Yateley

Hampshire | GU46 7TD

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Viewings are highly advised at this wonderfully presented three-bedroom semi-detached Victorian home with 200-ft garden.

- Semi-detached
- Character Home
- Utility Room
- Detached garage/workshop
- Non-estate Location
- Three Bedrooms
- 200-ft Garden
- Council Tax Band: D

## Location

Yateley has a charming village atmosphere with local amenities and is located in the M3/M4 corridor about 40 miles to the West of central London. Reading, Basingstoke, Camberley and Wokingham are all easily accessed by car and provide excellent shopping facilities along with multi-screen cinemas, theatres, sports clubs, leisure centres and many options for dining out. Yateley and Eversley offer an excellent choice of pubs/restaurants and the Eversley Sports Association offers excellent opportunities for hockey, football, and cricket – with 2 pitches and dedicated indoor facilities.





AVAILABLE TO  
VIEW WITH  
WATERFORDS!!!



## Description

Presented to the market in impeccable order throughout is this three-bedroom semi-detached Victorian home, which has been perfectly extended and improved over the years, whilst retaining a wealth of charm and character associated with a property of this period.

The front door opens into a central hallway with doors giving access to further rooms. The principal reception room is complimented with exposed brickwork and a central chimney stack with inset Clearview multi fuel burning stove. There is a separate dining room opening directly into a well-planned kitchen fitted with a range of units under an expanse of work surfaces with space for appliances and a range cooker. In addition, there is a separate utility room and downstairs cloakroom, providing space for further appliances and a separate door leading to the rear garden.

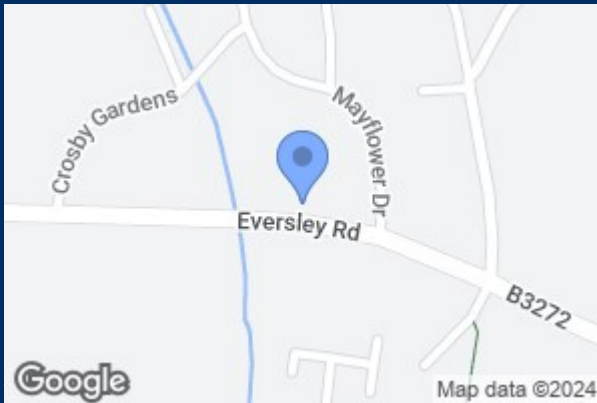
The first floor is of equal merit, providing three bedrooms, the principal bedroom is situated at the front of the property with bespoke fitted wardrobes either side of the chimney breast. The smallest of the three bedrooms has a window to the side and is a large single bedroom with the potential for a home office. In later years, a double storey extension at the rear of the property has provided a large second bedroom and an upstairs family bathroom.

## Outside

To the front of the property is a small front garden behind a split chestnut Fence, a gravel driveway provides parking for several vehicles which leads to a detached garage.

The rear garden is a particular feature of this property, having undergone considerable landscaping, including a large sandstone paved terrace, leading to an expanse of lawn with a pretty vegetable garden beyond. The garage has been lined and insulated to provide a fabulous workshop and subject to the necessary consents could be converted into a home office.





Approximate Area = 87.7 sq m / 944 sq ft  
 Garage = 19.8 sq m / 213 sq ft  
 Total = 107.5 sq m / 1157 sq ft  
 Including Limited Use Area (0.8 sq m / 9 sq ft)

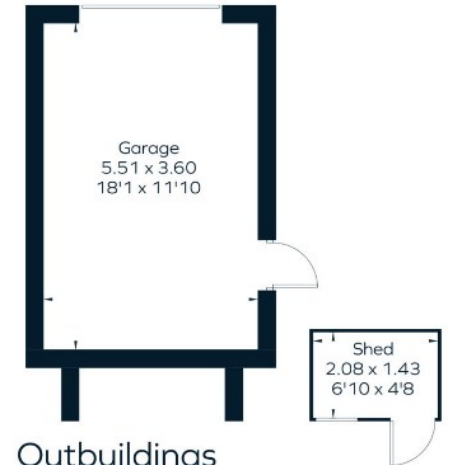
 = Reduced head height below 1.5m



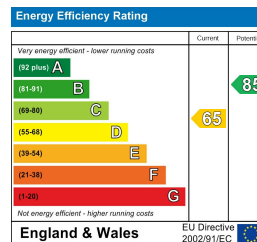
First Floor



Ground Floor



Outbuildings  
 (Not Shown In Actual  
 Location / Orientation)



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