



Manor Park Drive | Yateley | GU46 6JH

Offers Over £475,000

Freehold

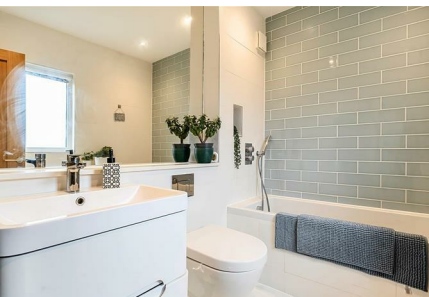


Manor Park Drive |
Yateley | GU46 6JH
Offers Over £475,000

A beautifully modernised chalet-style bungalow offering versatile living accommodation, complemented by ample driveway parking.

- Beautifully presented property, extensively modernised
- Contemporary shower room and stylish open-plan kitchen and living space
- Bright living area with bi-folding doors opening onto the rear garden
- Substantial off-street parking to the front for up to four vehicles
- Well-proportioned sitting room and versatile third bedroom, ideal as a home office
- Modern fitted kitchen with integrated appliances and a generous breakfast bar
- Two spacious double bedrooms, a modern family bathroom and generous landing
- Professionally landscaped private rear garden





Description

This beautifully presented property has been extensively modernised and finished to an exceptional standard throughout, with a new boiler installed in July 2026.

Upon entering, you are greeted by a spacious and welcoming hallway, which leads to a well-proportioned sitting room and a versatile third bedroom, ideal for use as a home office. Also located off the hallway is a contemporary shower room, before continuing through to the truly impressive open-plan kitchen and living space.

The stylishly appointed kitchen boasts a range of integrated appliances and a generous breakfast bar, creating the perfect space for both everyday living and entertaining. The living area enjoys a wonderful outlook over the rear garden, with bi-folding doors allowing plenty of natural light to flood the room and providing a seamless connection between indoor and outdoor living.

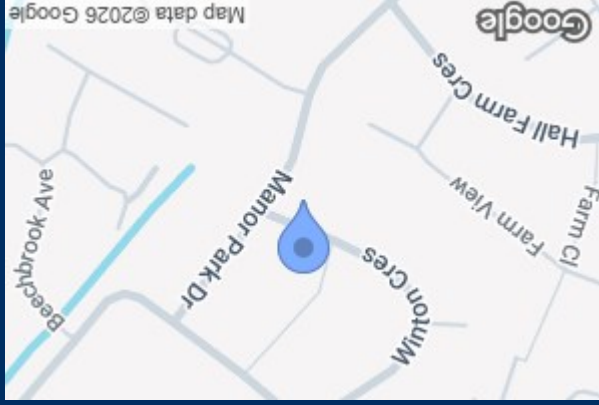
Upstairs is the impressive dormer loft conversion, incorporating a thoughtfully designed dormer to maximise the available space. The first floor offers two spacious double bedrooms, a beautifully appointed family bathroom and a generous landing area.

Externally, the property benefits from substantial off-street parking to the front, with space for up to four vehicles.

The established, professionally landscaped garden features a variety of mature shrubs, colourful planting and raised flower beds, complemented by a lawn area. A paved patio area provides an ideal space for outdoor dining and entertaining, while winding bark pathways, a timber pergola, a garden workshop and a separate store, both with light and power, add further practicality and character.

Overall, this is an outstanding home that combines high-quality modernisation, versatile accommodation and excellent indoor-outdoor living.

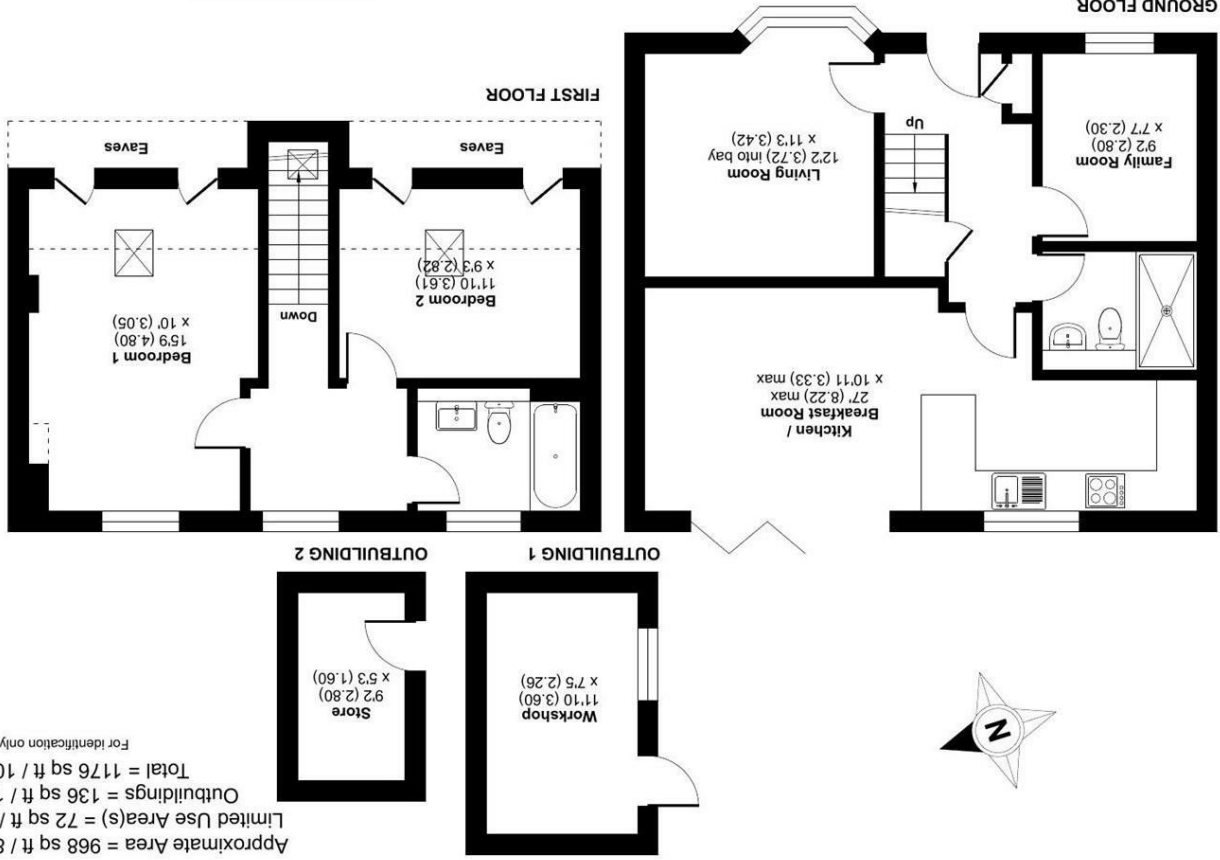
This family home is well located within walking distance of the local shops; a common, ideal for leisurely strolls; and good schools, including Yateley School. Yateley is a suburban town of Hart which offers many country parks and lakes for recreational activities and hosts community events, including the Gig on the Green. There are local public houses, restaurants, cafes, a Waitrose, sports clubs and Blackwater Valley golf course. It is mainly a commuter town with the A30 providing excellent road links to London, Reading, Aldershot and Guildford. Blackwater station serves regular rail links to Gatwick and Reading.



Manor Park Drive, Yateley, GU46

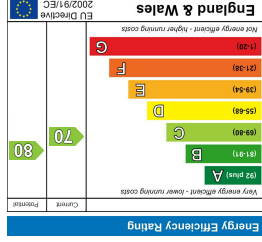
Approximate Area = 968 sq ft / 89.9 sq m
Limited Use Area(s) = 72 sq ft / 6.6 sq m
Outbuildings = 136 sq ft / 12.6 sq m
Total = 1176 sq ft / 109.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).
Incorporating International Property Measurement Standards (IPMS2 Residential).
© richcom 2026. Produced for Waterfords. REF: 1538428

Waterfords
Registered Sales & Lettings



35 Plough Road
Yateley
Hampshire
GU46 7UW
01252 870222
yateley@waterfords.co.uk