

Shaftesbury
Eversley Road, Yateley



Shaftesbury, Eversley Road, Yateley, Hampshire, GU46 7RJ

The Property

Positioned in semi-rural surroundings on the fringes of the Hampshire town of Yateley, and the village of Eversley is this modernised and extended four bedroom semi-detached family home.

Ground Floor

The front door is to the side of the property off the driveway, behind a set of attractive timber gates. Inside there is a hallway, with stairs ahead and to the left the living room.

The living room benefits from an attractive bay window and a feature fireplace.

To the right of the entrance is the generous kitchen/dining room which also features a fireplace with log burning stove installed.

The room is split into two main areas with a good sized family dining space and a well equipped kitchen with a breakfast bar area and a suite of fitted wall and ground level cabinetry.

Beyond the kitchen is a secondary hallway which offers a secondary front door to provide independent access to the rear portion of the property which is currently used as an Annex.

From this hallway is a bathroom on the ground floor, with a shower cubicle, sink, WC and bidet.

To the right is a living room with another fireplace with log burner. Beyond the living room is a double bedroom which in turn offers double doors out to the rear garden.

First Floor

On the first floor there are two further bedrooms. The main bedroom is to the right of the stairs and is a well proportioned double room with a bank of fitted wardrobes and a generous en-suite bathroom.

The next bedroom is on the opposite side of the landing and is a well proportioned single room.

At the far end of the landing is a shower room with WC, basin and shower cubicle. There is then a set of stairs leading to the Second Floor.

Second Floor

The second floor offers access to some eaves storage, with a small landing area which leads on to the final bedroom which is a double room, with a dormer window with outlook on to the rear garden.

Outside

The frontage of the property offers gravelled parking to the front inside of a mature hazel hedge and double timber gates to the driveway leading down the side of the property to the garage. The garage benefits from an inspection pit.

At the rear of the property there is a generous garden with mature shrubs, hedges and planting beds, with a paved patio area immediately off the back of the house and a second gravelled patio area further down alongside a well maintained lawn.

Location

There is excellent schooling in the area including the Charles Kingsley School, Holme Grange, Luckley House, Yateley Manor, Yateley Comprehensive and St Neot's Preparatory Schools.

The property is also well placed for the commuter with Wokingham, Crowthorne and Fleet or Winchfield rail stations within easy reach.

Central London is about 44 miles, the M4 is about 6/7 miles, M3 similar (J4a) and Heathrow Airport about 27 miles away.





























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Approximate Area = 1634 sq ft / 152.2 sq m

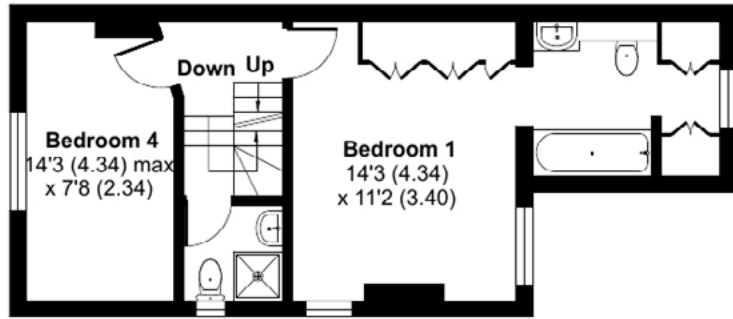
Limited Use Area(s) = 24 sq ft / 2.2 sq m

Garage = 222 sq ft / 20.6 sq m

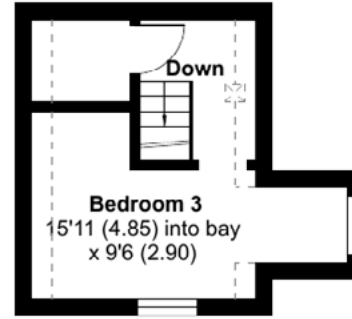
Outbuilding = 63 sq ft / 5.8 sq m

Total = 1948 sq ft / 180.8 sq m

For identification only - Not to scale

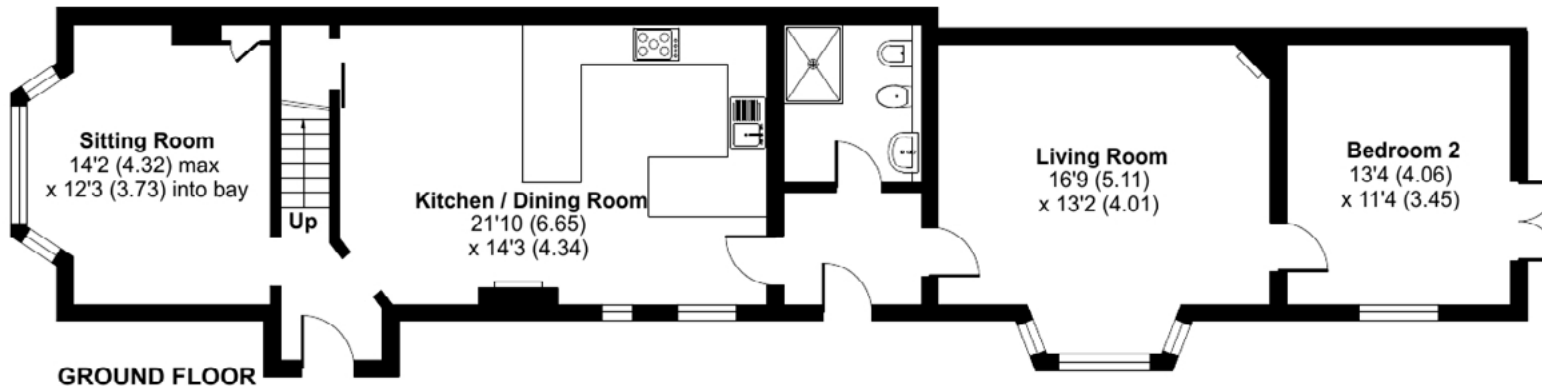


FIRST FLOOR

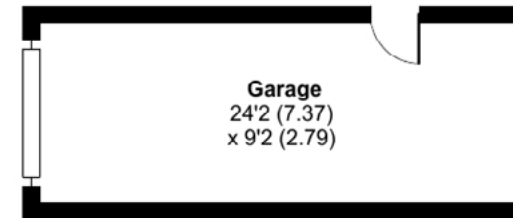


SECOND FLOOR

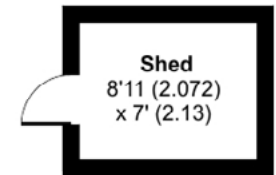
Denotes restricted head height



GROUND FLOOR



Garage
24'2 (7.37)
x 9'2 (2.79)



Shed
8'11 (2.072)
x 7' (2.13)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for McCarthy Holden. REF: 1176351

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

EPC - D (55)
Water – Mains
Gas – Mains
Electricity – Mains
Sewage – Mains
Heating – Mains Gas

Materials used in construction - brick, timber roof structure, tiled roof.

How does broadband enter the property - BT Line Present.

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode GU46 7RJ. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents
McCarthy Holden: 01252 842100

Council Tax Bands -

Main House: D
Annexe: A
Hart Council

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Holden 

www.mccarthyholden.co.uk