



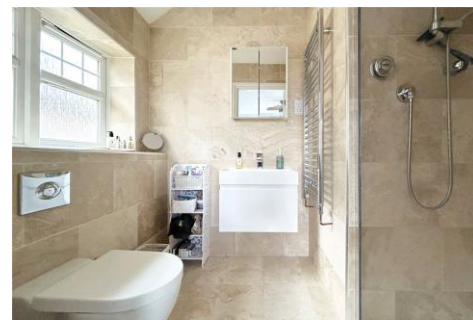
## Four Bedroom Detached House

**Arlott Close, Eversley, Hampshire, RG27 0RT**

Offers Over: £550,000

- Four Bedrooms
- Recently Refurbished Kitchen
- Versatile Garage Conversion Room
- En Suite to Principal Bedroom
- Rear Garden with Decking
- Driveway Parking for Multiple Cars
- Walking Distance to Village Amenities
- EPC: C (70)





## Description

This modern detached home is situated in a private cul-de-sac, offering both privacy and a desirable semi rural location whilst still being conveniently located for Yateley. Backing onto Fields and siding onto Fields with some fantastic local gastro pubs nearby such as the Chequers, Golden Pot and Frog and Wicket.

The heart of the home is the recently refurbished kitchen, which provides side access and ample space for cooking and family gatherings. The living room, with a welcoming fireplace and access to the garden, offers a perfect space for relaxing and entertaining. The dining room, with pleasant garden views, is ideal for family meals and hosting dinner parties.

A versatile room, originally part of the garage, is now fully converted and currently used as a family/children's playroom. This room offers the flexibility to serve as another bedroom, study, or playroom, and benefits from an en suite shower room. It leads through into the remaining part of the former garage, now used as a useful storage space and utility room.

Upstairs, the property offers a bright and airy principal bedroom, which enjoys stunning views over the back of the property and across open fields. Alongside the principal bedroom, another double room also benefits from these serene rear views, creating a relaxing retreat. The two remaining bedrooms, including a versatile single room, overlook the front of the property. The single room, perfect for use as a study or home office, offers flexibility to suit your needs. All the bedrooms are filled with natural light, creating a welcoming and airy atmosphere throughout.

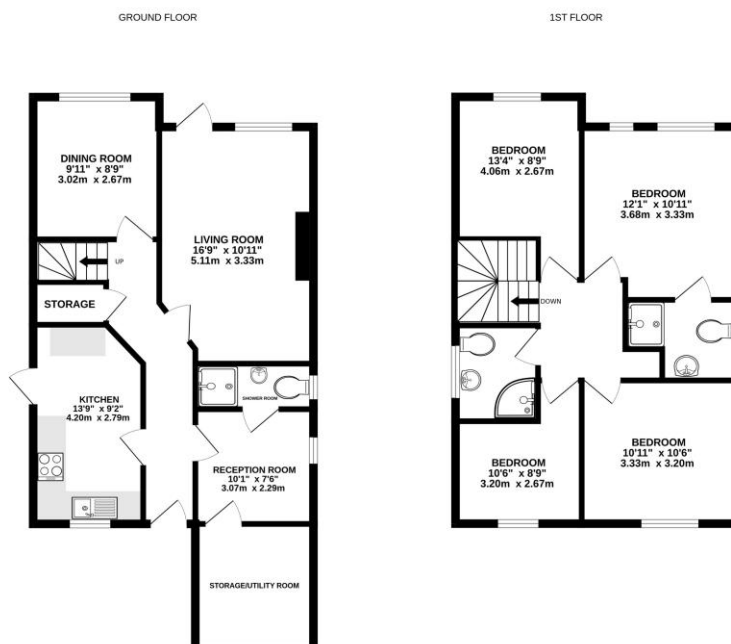
For buyers with children the local Charles Kingsley School is highly desirable and along with Yateley Secondary School there is also a local park at the end of the road with playing field and further play parks within the vicinity.

## Outside

Externally, the property features a spacious driveway with enough room for up to three cars side by side. The rear garden is a lovely space for outdoor living, with a paved patio area leading to stepping stones across the lawn, down to a recently decked sitting area. The garden is framed by borders on each side, adding to its charm, and a shed is positioned in the bottom left corner for convenient storage.

Arlott Close is ideally located within walking distance of the Eversley Cross village centre, local parkland, open countryside, and a selection of public houses, offering a perfect balance of surroundings and convenience. A short walk around the corner brings you to a children's play park at the end of The Fielders, ideal for families with young children.

## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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