



## Five Bedroom Detached House

**Exeter Gardens, Yateley, Hampshire, GU46 7RS**

Price: £850,000

- Five Bedrooms
- Three Bathrooms
- Cul-De-Sac Location
- Contemporary Modern Kitchen
- Generous Reception Rooms
- Driveway Parking
- Garden
- EPC: D (63)



## Description

Tucked away at the end of a peaceful cul-de-sac, this beautifully presented five bedroom, three bathroom family home offers generous and versatile living space in one of Yateley's most sought after residential areas.

Ideally positioned for family life, the property sits within catchment for highly regarded schools including Yateley Manor, Westfields Infant School and Yateley School, while also being close to local shops, cafés and everyday amenities. Fleet and Sandhurst stations provide convenient rail links to London Waterloo, with excellent road connections via the M3.

Inside, the layout is well suited to modern living. Spacious reception rooms offer flexibility for both entertaining and relaxed family time, while the contemporary kitchen/dining room forms the heart of the home and is supported by a separate utility room. The first floor provides five well proportioned bedrooms and three bathrooms, ideal for growing families or multi generational living, with a downstairs cloakroom adding further convenience.

Outside, the landscaped rear garden offers a private setting perfect for entertaining or unwinding, while the driveway and double garage provide ample parking and storage.

Exeter Gardens enjoys a prime position close to Yateley Common, Horseshoe Lake and the surrounding countryside, offering miles of walking, cycling and outdoor pursuits a superb blend

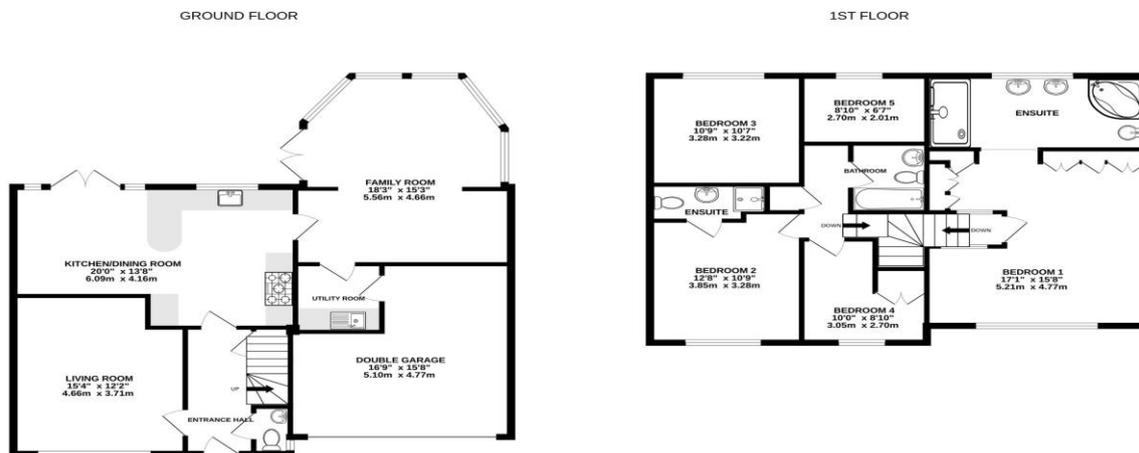
## Outside

The property enjoys a well maintained, thoughtfully landscaped rear garden, offering an ideal space for both relaxation and entertaining. Predominantly laid to lawn with mature planted borders, it provides plenty of room for children to play alongside areas suited to outdoor dining.

To the front, the home benefits from a generous driveway with parking for several vehicles, as well as access to the double garage.

To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy.

## Floorplan



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