

Noel Cottage

Mill Lane | | Yateley | GU46 7TE

Asking Price £585,000

Freehold

Waterfords
Residential Sales & Lettings

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A well-presented, three-bedroom, extended character home benefiting from a 120ft rear garden and a large converted loft room. This property is ideally located on a sought-after road in Yateley, within walking distance of amenities, including well-regarded state and private schools, shops, and woodland walks.

- A charming three bedroom semi detached home
- Bright and spacious throughout
- Family room with views over the large rear garden
- Re-fitted shower room
- Gas central heating
- Living room with fitted wood burning stove
- Kitchen/breakfast room separate dining room
- Converted loft room
- Wealth of character
- Driveway parking

Location

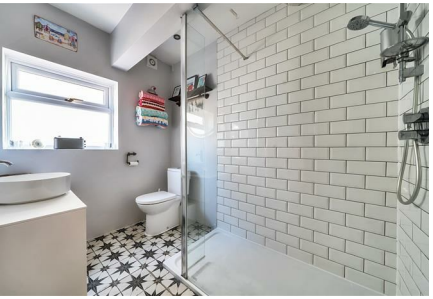
Situated on a popular residential road, the property is just a short distance from Yateley Village Centre, which features a number of independent cafes, pubs, and shops, including an award-winning butcher and fishmonger. Yateley is ideal for commuters, with Junction 4a of the M3 and Junction 11 of the M4 just a few minutes' drive away. Access to London and other key destinations is also made easy, with Farnborough and Fleet Railway Stations a short drive away, offering fast links to London Waterloo. Sandhurst and Blackwater Railway Stations are also nearby, providing routes to Reading and Gatwick. Yateley is also perfect for walking enthusiasts, with scenic countryside just down the road at Horseshoe Lake and Yateley Common.

















Description

Set in the heart of Yateley, this period property is full of character and offered to the market in good condition throughout. The accommodation is arranged over three floors and includes a spacious tiled entrance hall, a living room with a feature wood-burning stove, a separate dining room with access to the open-plan kitchen, and a further family room with views over the rear garden. There is also a downstairs cloakroom. On the first floor, there are three generous bedrooms serviced by a re-fitted shower room. Additional features include a wonderful converted loft room and double glazing throughout.

Outside

At the front of the house, there is a gravel driveway with off-street parking and gated access to the rear. At the back, you'll find a paved patio area leading to a large garden, mainly laid to lawn, with a variety of well-stocked shrub borders, all enclosed by fencing. At the far end of the garden, there is a large cabin that makes the perfect work-from-home space.



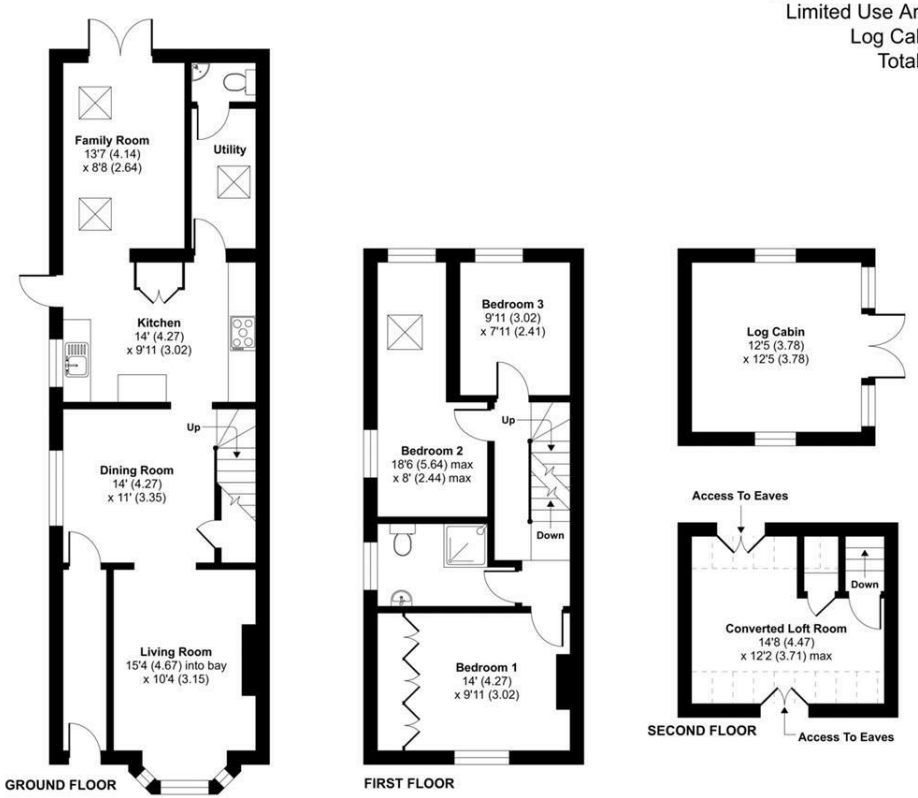




Mill Lane, Yateley, GU46

Approximate Area = 1321 sq ft / 122.7 sq m
Limited Use Area(s) = 58 sq ft / 5.4 sq m
Log Cabin = 152 sq ft / 14.1 sq m
Total = 1531 sq ft / 142.2 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Waterfords. REF: 1272172

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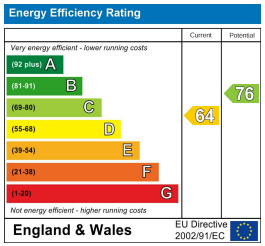

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