



Monteagle House, Monteagle Lane,
Yateley, Hampshire

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Monteagle House, Monteagle Lane, Yateley, Hampshire GU46 6LU

A charming Grade II listed house standing in established grounds of about 1.25 acres.

Blackwater Station 4 miles (Gatwick Airport 65 mins by train), Heathrow Airport Terminal 5 23 miles, M3 (J4a) 3.5 miles, Fleet 5.5 miles (London Waterloo from 39 mins), Farnborough 6.6 miles, (London Waterloo from 35 mins), Odiham 9.3 miles, Reading 13.6 miles, Farnham 15 miles, Guildford 20 miles

Vestibule | Sitting room | Office | Kitchen/ breakfast room | Dining room | Utility Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms | Family bathroom | Cellar | Workshop | Wood shed Garaging

The property

Monteagle House is an early 17th century landmark residence with an interesting history. The current vendors have lived in the property for over 45 years, using it as a unique family home and a home office. They have just completed rebuilding the striking chimney and re-tiling the entire roof. A mains pressurised water system has been installed. The new tank is heat-pump and solar ready offering the new owners lifestyle choices in a home full of character. The gabled porch with oak front door, opens into a vestibule with leaded casement windows and leads through to the office to one side and sitting room leading to a dining room to the other side. Both rooms have impressive inglenook fires one with original bread oven. The kitchen is to the rear of the house and there is also a utility room, workshop and cloakroom

on the ground floor.

On the first floor is the principal bedroom, with exposed beams and en suite bathroom. There are three further bedrooms and a family

Outside

The house is set centrally within its own grounds, approached via a sweeping gravelled drive. The mature gardens have many specimen trees including, Field Maple, Lime and a Mulberry tree as well as large lawns and shrubs. The gardens are surrounded with trees, creating great privacy and seclusion. To the rear of the house there is an orchard, with fruit trees.

Location

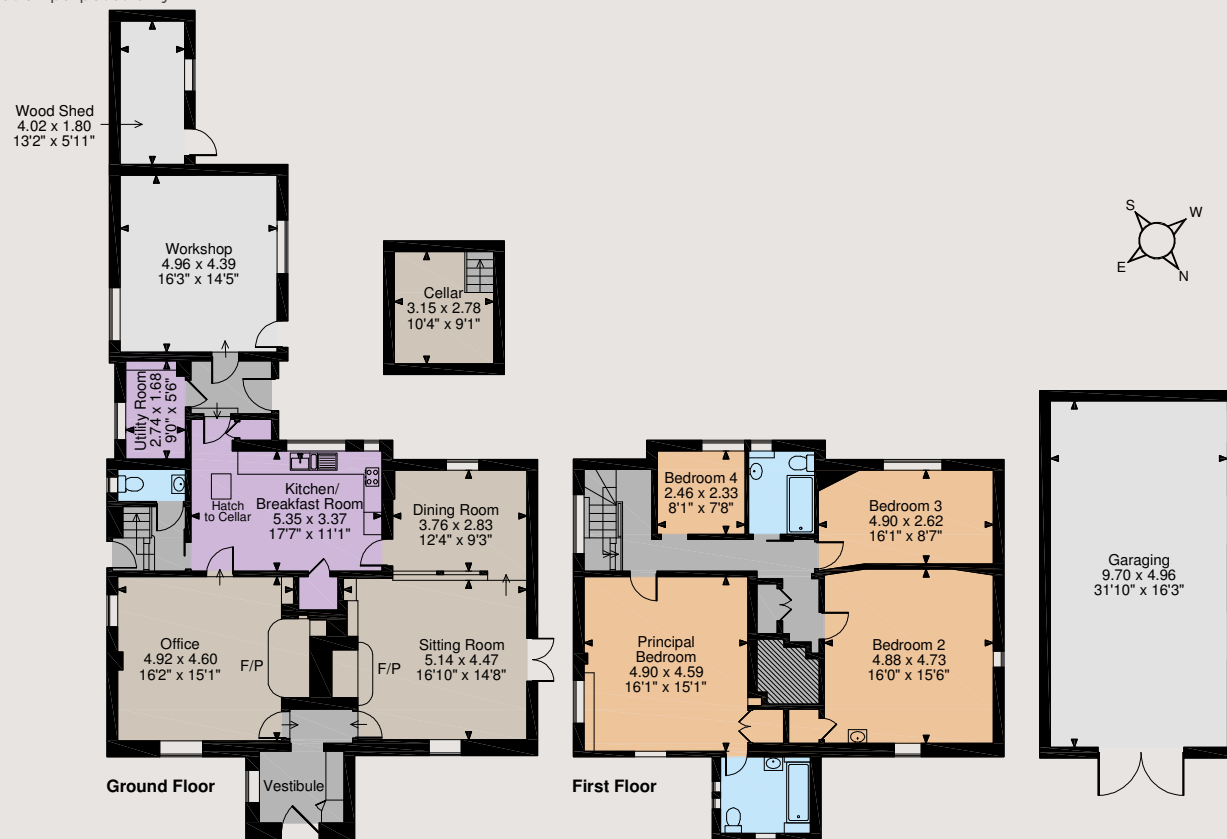
Yateley is a bustling town located in north-east of Hampshire. It offers ample amenities, including several pubs, restaurants, independent shops and supermarkets such as a Waitrose which is within half a mile of Monteagle House. There is easy access into London via the M3 or trains from nearby Fleet or Farnborough. Schooling in Yateley is well-regarded, with a handful of good and outstanding state and independent options. These include Yateley Manor School, Eagle House, Wellington College, St Neots and Yateley School. When it comes to sports and leisure, there are numerous clubs in the local area for hockey, tennis, football and swimming. Yateley Lakes provides a nice spot for angling or walking. Open water swimming, sailing and other water sports are also available at Horseshoe Lake.





Floorplans

House internal area 2,265 sq ft (210 sq m)
Garaging & Workshop internal area 752 sq ft (70 sq m)
Wood Shed internal area 68 sq ft (7sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From the M3 J4A head north on the A327 following the signs to Reading and Yateley. Having passed Minley Manor and Gibraltar Barracks take the second exit from the roundabout, and cross the A30 at the next roundabout. Immediately turn left onto Vigo Lane across part of Yateley Common. At the first roundabout turn left onto Monteagle Lane. Just after the second bus-stop turn left opposite a finger sign "Pre-school". Keep right before the entrance to the public car park along the driveway to Monteagle House, through the five-bar gate.

General

Local Authority: Hart District Council
Services: Mains electricity and water. Private drainage.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,250,000

Odiham

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