



Green Gables, 28 Mill Lane,
Yateley, Hampshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Green Gables, 28 Mill Lane, Yateley, Hampshire GU46 7TN

A striking, imaginatively blended 'character and contemporary' multi generational family house.

Yateley town centre 0.3 miles, Sandhurst mainline station 1.5 miles (50 minutes to London Paddington), M3 (Jct 4a) 3.6 miles, M4 (Jct 11) 10.2 miles

Reception Hall | Kitchen with dining area
Sitting room | Family room | Utility room
Cloakroom | Principal bedroom with shower room | Guest bedroom with shower room | Two further bedrooms | Family bathroom | Annexe comprising kitchen/sitting/dining, bedroom and shower room | Double garage | Studio
Study | Garden lodge with sitting room/office, kitchenette, bedroom and shower room | EPC D

The property

This exceptional, multi-generational family house benefits from some striking architectural design features following extensive remodelling in 2019. A generous open plan reception hall introduces one to an eye-catching sightline through the house towards the garden. Of particular note is the double height sitting room with cathedral style window, a striking, highly specified kitchen/dining room with Siemens appliances, Quooker tap, two full height refrigerators and granite worksurfaces. Most of the ground floor of the main house, annexe and all bathrooms are underfloor heated. The sanitaryware is either Grohe or Gerberit. An elegant, well-proportioned drawing room is at the back of the house and there is a family room through which there is a link to the annexe. The annexe has its own front door for total separation. The multiple folding door systems at

the back of the house link the kitchen, drawing room, family room and annexe sitting room to the terrace and garden.

The principal bedroom suite is impressive with stylish shower room and an impressive bank of built in wardrobes. There is a guest suite with shower room, and two further bedrooms served by a very well-appointed family bathroom. The self-contained annexe of living room/kitchen, bedroom and shower room provides versatility enabling either adult children, dependant relatives or guests to have independence.

Outside

The house is approached through automated gates onto a gravel driveway. A detached garage building has a double garage, a gym and over the first floor, a treatment room/studio and study.

The south facing garden provides a wonderfully private refuge for recreational activity be it swimming in the heated pool, dining on the porcelain tiled terrace, or simply enjoying the peace and privacy. A decent amount of lawn, some well stocked beds and the mature hedgerows all contribute to this garden sanctuary.

In addition to these features, there is a garden lodge offering an office/living room with kitchenette, a bedroom and shower room.

Location

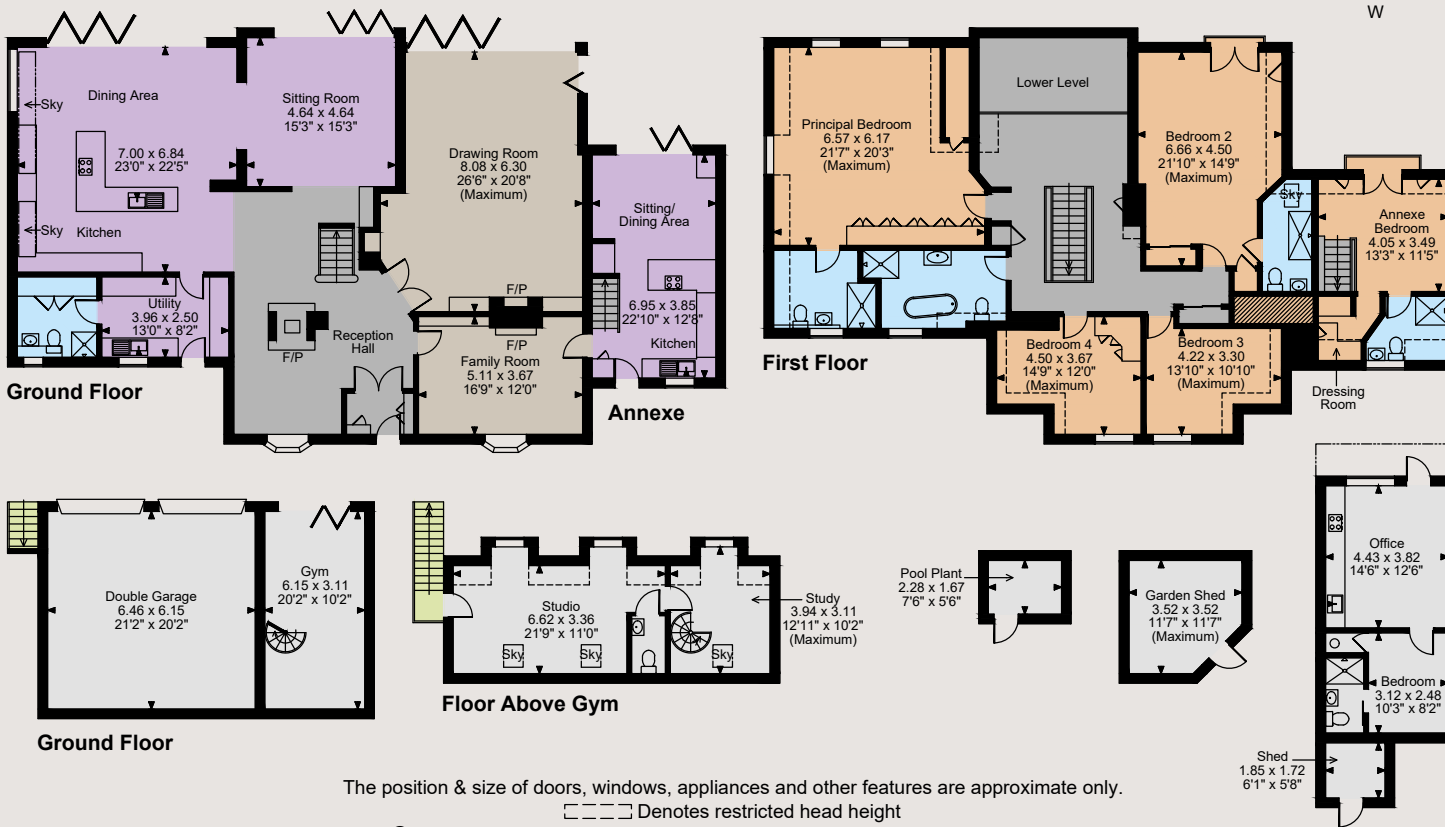
In Yateley there are several pubs, shops and a Waitrose. Reading and Wokingham provide more extensive retail opportunities. There is easy access into London via the M3 or trains from nearby Fleet or Farnborough. Schooling in Yateley is well-regarded, with good and outstanding state and independent options. These include Yateley Manor, Eagle House, Wellington College, St Neots and Yateley School. There are numerous sports clubs in the local area. Yateley Lakes provides a nice setting for angling or walking. Open water swimming, sailing and other water sports are also available at Horseshoe Lake.





Floorplans

House internal area 3,587 sq ft (333 sq m)
 Double Garage internal area 428 sq ft (40 sq m)
 Outbuildings internal area 519 sq ft (48 sq m)
 Annexe internal area 500 sq ft (46 sq m)
 Gym Building area 544 sq ft (51 sq m)
 Total internal area 5,578 sq ft (518 sq m)
 For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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Directions

From the M3 J4 head north on the A331 proceeding to the roundabout taking the first exit left onto London Road. At the next roundabout, take the fourth exit (B3272) going over the next roundabout passing a parade of shops and on your left soon afterwards, Yateley Manor School. Look out for Mill Lane on your right taking this turn and continuing down to a sharp left-hand bend. On this bend, turn right onto Fry's Lane and the house is immediately on your right behind double gates.

General

Local Authority: Hart District Council

Services: Mains gas, electricity, water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,950,000

Odiham

82 High Street, Odiham, Hampshire

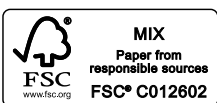
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