



Barclay House,  
Vicarage Road, Yateley

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# Barclay House

## Vicarage Road, Yateley, Hampshire GU46 7QS

A supremely elegant, detached Grade II listed property in extensive gardens of about an acre with a coach house offering annexe potential.

Sandhurst and station 1.8 miles (London Paddington 52 minutes), Hartley Wintney 5.5 miles, Odiham 10.1 miles, Farnham 11.1 miles, Reading 13.0 miles, M3 (Jct. 4a) 3.8 miles, London Heathrow Airport 24.6 miles

Verandah | Reception hall | Drawing room  
Sitting room | Dining room | Study | Kitchen/  
breakfast room | Utility room | Side hall  
2 Cloakrooms | Cellar with games room and 3  
further cellar rooms | 6 Bedrooms, 1 en suite  
2 Family bathrooms | Gardens | Two-storey  
Coach House with garage, store, stabling,  
workshop and rooms over | Greenhouse  
Gardens of about an acre | EPC rating E

### The property

Dating from circa 1820, Barclay House is an attractive Regency home offering more than 4,200 sq. ft. of sensitively modernised accommodation. Retained period features include large sash glazing, high ceilings with ornate cornicing and plasterwork and some original fireplaces.

The ground floor accommodation flows from a full-width verandah into a welcoming reception hall. There is a beautifully proportioned drawing room with two feature fireplaces and French windows opening to both the verandah and rear terrace. A generous sitting room flows into a formal dining room that also has a feature fireplace and French windows to the verandah. There is also a charming study with two very large sash windows overlooking the garden. The kitchen/breakfast room has a range of wall and base cabinets and modern integrated appliances, and a neighbouring fitted utility room, while to the rear there is a second

cloakroom and a back staircase that leads to two bedrooms and a bathroom. The property also benefits from generous cellarage, comprising a games room and three further cellar rooms, suitable for a variety of uses. The first floor, reached from the elegant main staircase, offers a principal bedroom with en suite bathroom, three further bedrooms and two family bathrooms all of excellent proportion.

### Outside

Screened by mature hedging and having plenty of kerb appeal, the property is approached over a gravelled driveway providing private parking and access to a detached two-storey Coach House, with hallway and stairs rising to a first floor, with annexe potential. There is also stabling and a workshop in the Coach House. The landscaped garden surrounding the property is laid mainly to lawn bordered by mature planting and features numerous seating areas, a greenhouse and a large raised paved rear terrace, ideal for entertaining and al fresco dining.

### Location

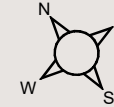
The small Hampshire town of Yateley offers a good selection of day-to-day amenities including a church, high street and local shops including a butcher and fishmonger, supermarkets, a village green with playground, public houses, restaurants, primary and secondary schooling, GP and veterinary surgeries. More extensive shopping, service and leisure amenities are available in Farnham and Reading. Communication links are excellent: the nearby A30 links to the M3 and motorway network and Sandhurst station offers regular services to central London.

The area offers a good selection of state primary and secondary schooling including Edgbarrow School (rated Outstanding by Ofsted) and a wide range of independent schools including Yateley Manor, Wellington College, Hurst Lodge, St. Neot's Prep and Lyndhurst.





Floorplans  
 Main House internal area 4,248 sq ft (395 sq m)  
 Garage internal area 555 sq ft (52 sq m)  
 Outbuilding internal area 1,201 sq ft (112 sq m)  
 Total internal area 6,004 sq ft (558 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

GU46 7QS

what3words: ///signal.adults.humid

## General

**Local Authority:** Hart District Council  
**Services:** Mains gas, electricity, water and drainage.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,595,000

**Mobile Coverage/Broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

## Farnham

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