



LANGARTH HOUSE, 26 MILL LANE, YATELEY, HAMPSHIRE, GU46 7TN  
**£1,295,000 FREEHOLD**

**ATTRACTIVE 6 BEDROOM FAMILY HOME IN A  
NON ESTATE LOCATION WITH 0.32 OF AN ACRE  
PLOT.**

**Winkworth**

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#### DESCRIPTION:

This 6 bedroom detached property originally dates back to 1911. It has been sympathetically extended and remodelled in recent years yet retains many original and noteworthy features including parquet flooring, natural wood skirting boards and picture rails, stripped wooden doors and fireplaces.

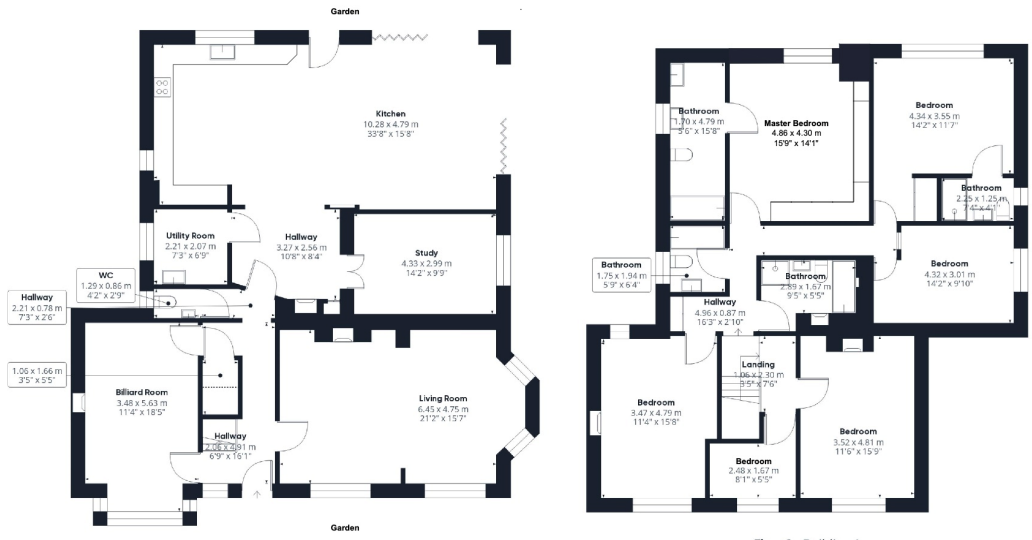
On the ground floor are three generous reception rooms and a stunning 33 ft kitchen/dining/family room a utility and cloakroom. Upstairs you will find six bedrooms two with ensuite facilities and two further bathrooms.

Outside is a generous garden mainly laid to lawn with extensive patio area. A sweep in driveway provides ample parking and leads to a detached double garage. The property is located in a desirable and well-established area and is within easy reach of the local golf course and open land/lakes for walks and recreation. There is convenient access to Westfields Infant and Junior Schools, Yateley secondary school together with other schools of high repute including Yateley Manor, Wellington College, Eagle House and Ludgrove. Local facilities include doctors' surgery, pubs, sports activities, butcher, pharmacies, community centre and Waitrose supermarket. Close by are the busy commuter towns of Fleet and Wokingham, both offering excellent shopping facilities, leisure amenities and mainline stations. The M3 & M4 motorway network are both within reach.

#### AT A GLANCE

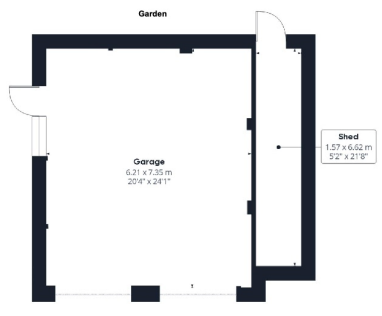
- 6 bedroom family home
- 4 reception rooms
- 1/3 of an acre
- Double garage
- Sought-after location
- Council tax band F Hampshire
- Flood risk medium
- Broadband Ultra fast 1000Mbps
- Mobile coverage EE, Vodafone, O2 & Three
- Satellite / Fibre TV BT, Sky, Virgin





Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
 291.51 m<sup>2</sup>  
 3137.79 ft<sup>2</sup>

Reduced headroom  
 0.79 m<sup>2</sup>  
 8.5 ft<sup>2</sup>

(1) Excluding balconies and terraces

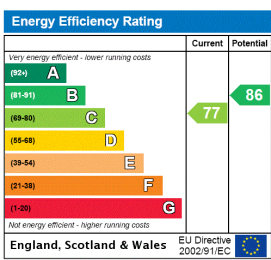
Reduced headroom  
 ..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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