



**Selbon**

Residential sales & lettings

Gale Close, Yateley,  
Hampshire, GU46 7AT  
No offers £400,000 Freehold

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**01252 979300**

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- 100% Share (45% Shared Ownership available)
- Lounge/Dining Room
- 2 Bedrooms
- Gas Radiator Heating & Double Glazed Windows
- Driveway Parking For 2 Cars
- Entrance Hall & Cloakroom
- Fitted Kitchen
- Bathroom
- Enclosed Easterly Facing Garden
- Close to Horseshoe Lake

Selbon Estate Agents are delighted to offer this modern semi detached home to the market, built by Bellway Homes and located on the popular Forest Chase development.

The owners purchased the home in 2020 on a shared ownership basis with the property being marketed on a 100% and 45% basis. Anyone looking to purchase the 45% share will need to apply to Abri Homes, to ensure that all criteria is met.

We are advised that the property will be freehold when purchased at 100% and there will be a development charge (amount to be confirmed).

The front door leads to the entrance hall which has stairs to the first floor landing and there are doors to the lounge/dining room, kitchen and a cloakroom with a white suite.

The rear aspect 18ft lounge/dining room has an understairs storage cupboard and French doors leading to the rear garden, the front aspect 11ft has ample work surfaces, eye and base level storage units and some integrated appliances.

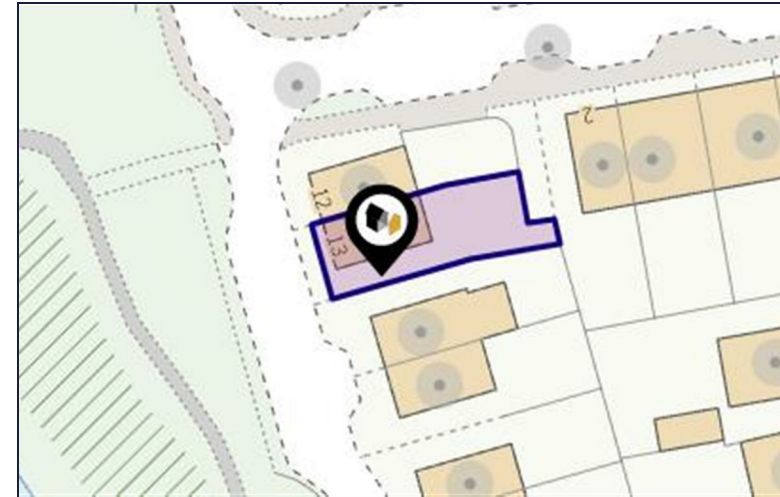
The first floor landing has an airing cupboard, access to the loft space and there are doors leading to the 2 bedrooms, the main bedroom has built in wardrobes and the second bedroom has a recessed suitable for storage.

Further benefits include gas radiator heating, double glazed windows, tandem driveway for two cars and a larger than average easterly facing rear garden with side access.

Forest Chase boasts plenty of woodland walks on your doorstep with a children's play park and a lake in the small development. For those who love the outdoors, there is access to Horseshoe Lake nature reserve and other walking and cycling routes.

Situated within close proximity to Yateley village centre with a choice of shops, cafes and public houses as well as highly regarded local schools. There is easy access to Waitrose Supermarket, local chemist, newsagent, doctors surgery and community hall.

For commuters, road links give access to the M3, M4 and A30 and Sandhurst, Camberley, Hook and Fleet railway stations are easily accessible.







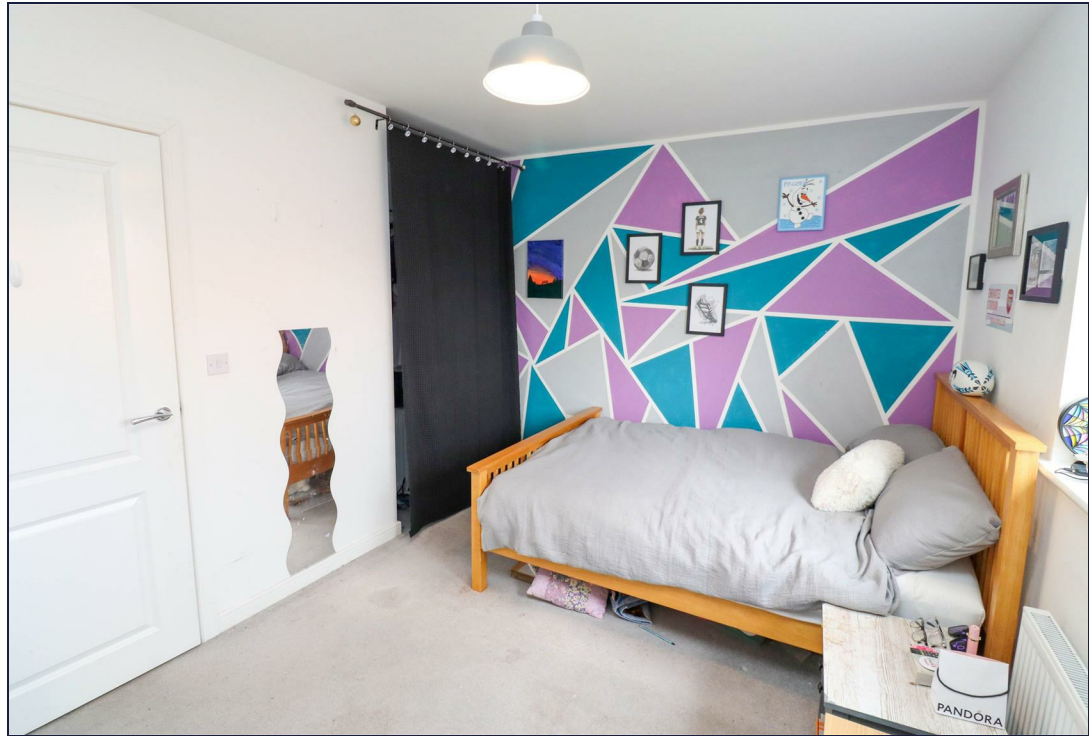










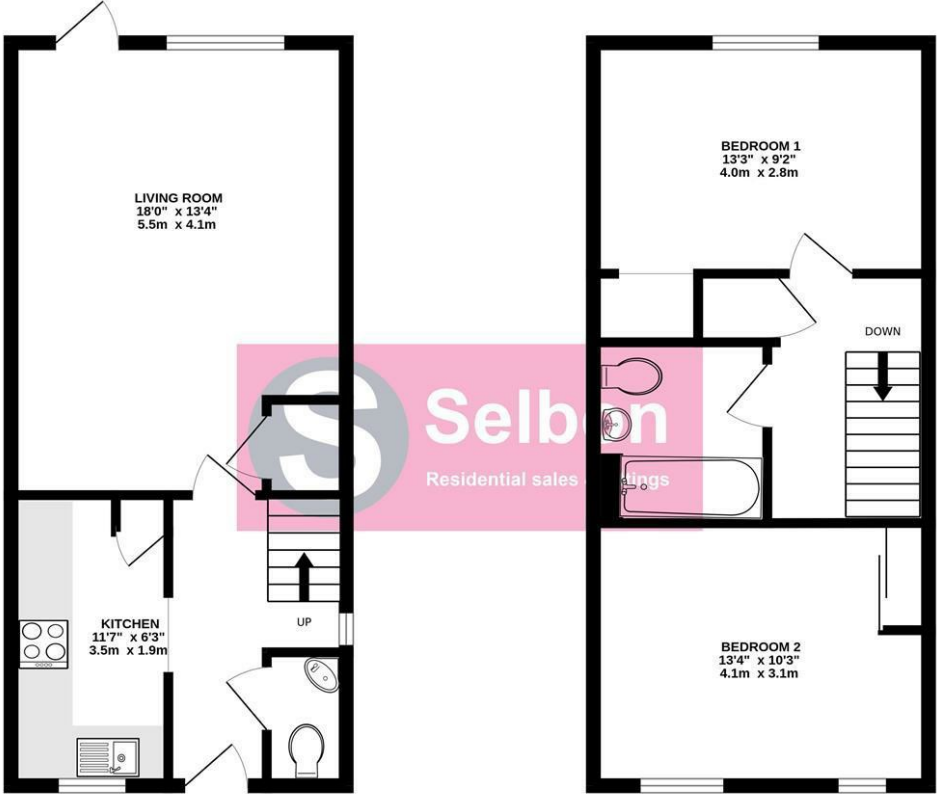








Floor Plans

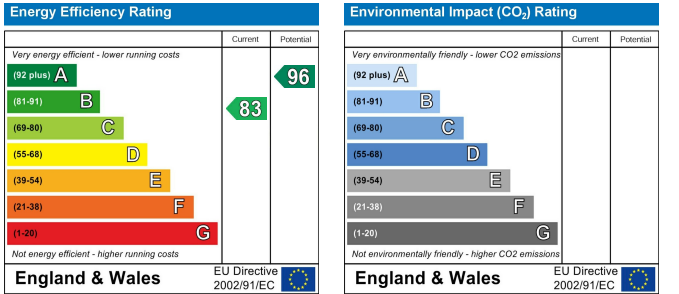


TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: D