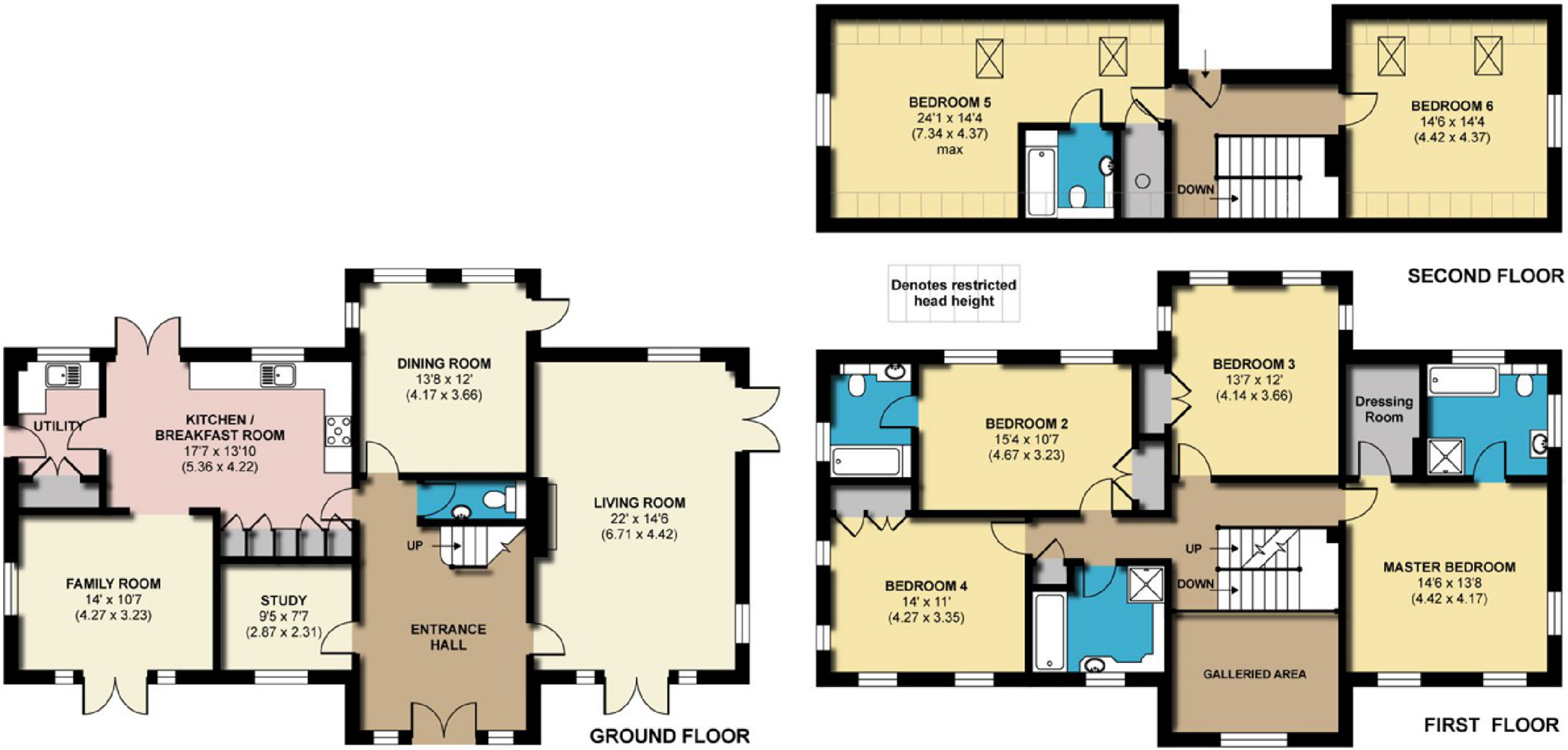
The Sett, Ambarrow Farm Courtyard Ambarrow Lane, SANDHURST, Berkshire. GU47 8JE.

£1,200,000
Freehold

Ambarrow Lane, Sandhurst

APPROX. GROSS INTERNAL FLOOR AREA 3034 SQ FT 281.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GALLERIED AREA)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Set in a delightful courtyard setting among a small number of similar style properties, an individual detached family home of just over 3,000 square feet of accommodation set out on three floors. The property is entered via an impressive hallway with galleried landing, further ground floor offers a dual aspect living room, dining room, study, kitchen/breakfast room leading to the family room, separate utility room. The first floor has a master bedroom with dressing room and 4 piece ensuite, guest bedroom with ensuite, two further bedrooms and a family bathroom. The top floor has a further two bedrooms, one with an ensuite bathroom. Outside are mature gardens with ample driveway parking and a detached double garage..

- Delightful rural location along a country lane.
- Over 3,000 square feet of living accommodation.
- VACANT POSSESSION.

Situation

Ambarrow Farm Courtyard is located along a country lane in a rural location being of similar distance to Crowthorne, Finchampstead and Sandhurst with the market town of Wokingham only a few miles to the north. Nearby are numerous woodland walks and beauty spots including the National Trust Ridges, Heathlake Nature Reserve, the Tri-Lakes Activity Centre and the Blackwater river.

Outside

Upon entering the development, along the private drive approach, The Sett is the first property on the right and has a brick pillared, 5 bar gate entrance to a gravel parking area for numerous vehicles. At the side is a large detached double garage. There is a sweeping lawn area which is enclosed by mature shrubbery and at the rear is a secluded courtyard patio area.

Energy Performance Rating

D

Council Tax Band

Band G

Local Authority

Bracknell Forest Borough Council

Directions

From our Crowthorne office turn right onto Dukes Ride and at the New Wokingham Road traffic lights continue across staying on Dukes Ride. After about a mile, at the Wellingtonia roundabout, take the first exit into Wokingham Road. After about 900 metres take the right turn into Ambarrow Lane where Ambarrow Farm Courtyard will be found after about 400 metres, on the left.

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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