



Michael Hardy

MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

4, Little Moor, Sandhurst, Berkshire, GU47 8QA

Offers In Excess Of £875,000
Freehold

Little Moor, Sandhurst

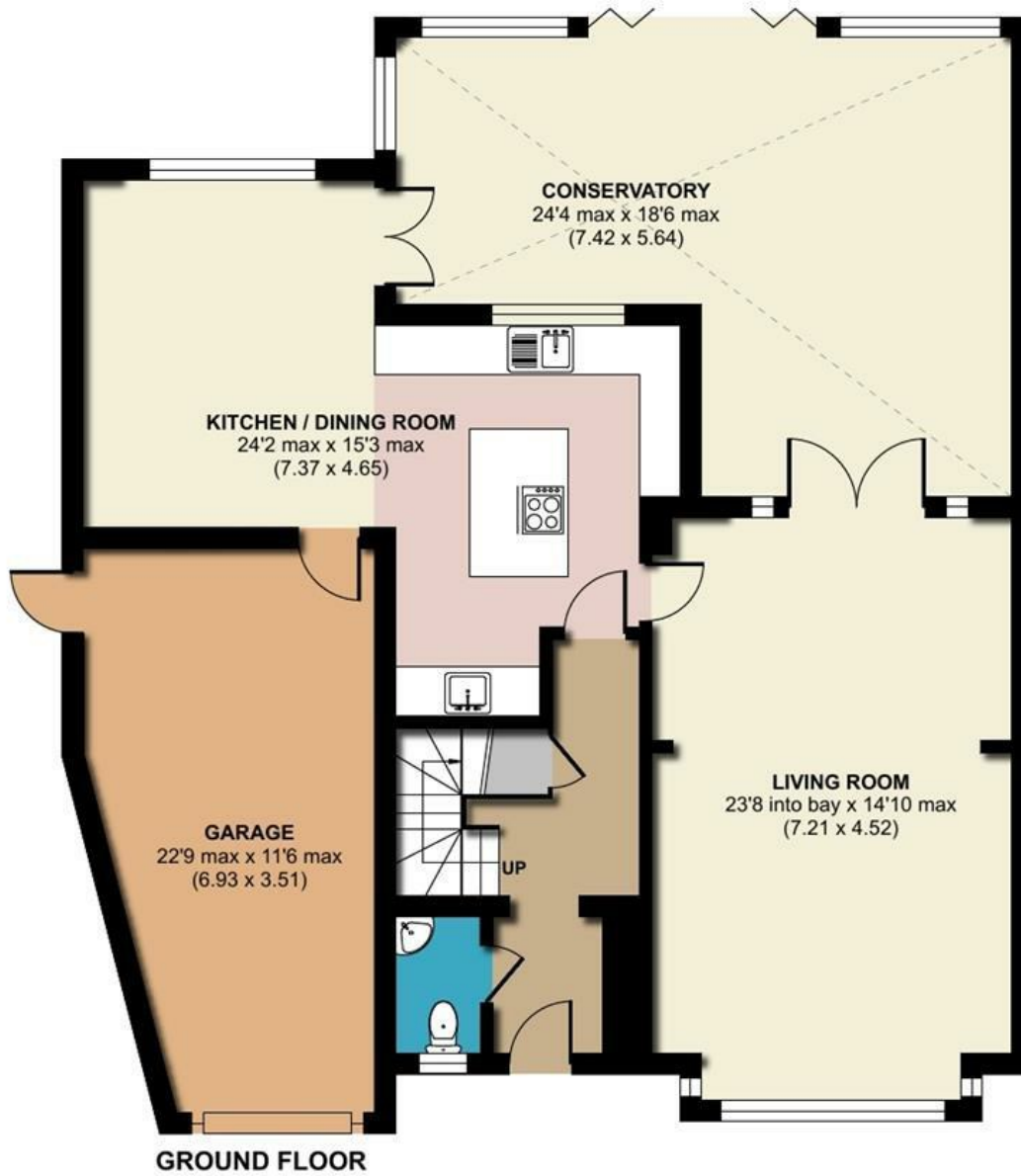
Approximate Area = 2436 sq ft / 226.3 sq m (includes attached garage)

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Total = 2484 sq ft / 230.7 sq m

For identification only - Not to scale

Denotes restricted head height





Located in the highly desirable Longdown Lodge Estate, a beautifully presented detached home which has been sympathetically extended and occupies a generous plot of 1/5th acre. The property offers just under 2,500 sq.ft of accommodation, a stunning south west rear garden and a extra width garage. Accommodation comprises an entrance hallway, cloakroom, a 22' living room with music area, an open plan kitchen dining room with central island and benefits from doors opening to a magnificent conservatory with bifold doors opening to the garden. Upstairs there is a spacious master suite with dressing area and a high specification refitted ensuite. There are three further double bedrooms and a modern family bathroom. Viewings come highly recommended to appreciate this unique family home.

- Gas radiator heating and solar panels
- South west facing rear garden C. 100ft
- Desirable quiet location within a short walk of Wildmoor Heath woodland
- Quiet cul-de-sac of just four executive homes

Situation

Little Moor is located in the ever popular Longdown Lodge estate in Sandhurst, with Wildmoor Heath Nature Reserve just a stone's throw away. The nearby villages of Sandhurst and Crowthorne offer good local facilities with their array of shops, restaurants and amenities together with a variety of state and private schools for all age groups. Sandhurst is ideally placed for commuters with the M3 and M4 motorway networks within easy access in addition to local railway links.

Outside

To the front is a blocked paved driveway providing parking for two vehicles with a well-tended lawn to the side and a single length, extra width garage. The south west facing rear gardens measures approximately 100ft in length, there is a spacious patio ideal for entertaining with a well-manicured lawn. The garden offers a great degree of seclusion with an array of shrub and flower borders. The rear section of the garden provides a vegetable patch area, and a garden shed and is slightly divided from the main garden and could make an ideal children's play area.

Energy Performance Rating

C

Council Tax Band

F (Subject to change)

Local Authority

Bracknell Forest Borough Council

Directions

Leave Crowthorne via the High Street heading towards Sandhurst, proceed over the mini-roundabout onto Sandhurst Road and proceed through the following set of traffic lights. Pass Eagle House School on your right and proceed through the next set of traffic lights. Take the next left into the Longdown Lodge Estate and follow the road all the way to the bottom. At the 'T' junction turn left onto Beech Ride, follow the road round to the right where Little Moor will be found on the right hand side. Number 4 will be found at the end of the road on the right hand side.



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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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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