



**3 Rose Cottages, High Street, Little Sandhurst,
Berkshire, GU47 8LQ**

OIEO £650,000 Freehold



Located in the heart of the High Street in Little Sandhurst, a stunning character home which has been sympathetically extended over the years and benefits from a sizeable rear garden and driveway parking. Accommodation comprises a living room with open fire, a spacious dining room which is open plan to a 'shaker style' kitchen providing an excellent space for entertaining friends and family, a beautiful updated shower room, study/bedroom four and a conservatory. Upstairs you will find a sizeable and impressive master suite with dressing area, two further double bedrooms and a family bathroom. Viewings come highly recommended.

Located in Little Sandhurst, 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. Little Sandhurst is ideally placed for commuters with the M3 and M4 motorway networks within easy access in addition to local railway links.

To the front is ample driveway parking and the property is well screened from the road. A side gate opens to the delightful rear garden which offers a great degree of privacy and is larger than you would expect to find for this property style. There is a spacious patio with the remainder laid to lawn with mature shrub borders and trees.

- Extended character accommodation
- Spacious open plan kitchen/dining room
- Gas radiator heating
- Generous sized plot
- Open fire place in living room
- Ample driveway parking





MATERIAL INFORMATION

Part A

Council Tax Band: E

Local Authority: Bracknell Forest Council

Energy Performance Rating: D

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband - Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 8

Mbps – Highest available upload speed 0.8 Mbps

Superfast - Fibre to the cabinet (FTTC) - Highest available download

speed: 53 Mbps - Highest available upload speed 10 Mbps

Ultrafast – Fibre to the premises (FTTP) - Highest available download

speed: 2,000 Mbps - Highest available upload speed 2,000 Mbps

Mobile Phone Overage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

Part C

We understand the property may contain asbestos, whilst we cannot see any visible evidence it was a widely used building material of this era.

Flooding

We understand the flood risk summary for the area around the property is considered very low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Planning

The property has undergone a single and two storey extension over the years, plans can be found on the Bracknell Forest Planning portal Ref. No: 624480 | Validated: Tue 02 Feb 1999 | Status: Approved / Ref. No: 621441 | Validated: Mon 26 Feb 1996 | Status: Approved

<https://planapp.bracknell-forest.gov.uk/online-applications/>

Parking

There is driveway parking available at the front of the property.



High Street, Little Sandhurst, Sandhurst

Approximate Area = 1285 sq ft / 119.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Michael Hardy. REF: 1123170

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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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