



8, Scotland Hill  
Sandhurst  
Berkshire, GU47 8JR

**£550,000 Freehold**



Situated in the desirable area of Scotland Hill, an extended semi detached home which benefits from sizeable accommodation and a generous plot to the front and rear. Accommodation comprises an entrance porch and hall, a generous sized living/dining room which leads to the uPVC built conservatory. There is a fitted kitchen, separate utility room, shower room and a basic lean to. Upstairs there is a spacious master bedroom with access to the study which could be used as a dressing room, three further bedrooms and a family bathroom.

To the front is a sizeable tarmac and gravel driveway providing parking for several vehicles which leads to the single garage with light, power and internal access to the home. The sizeable rear garden measure approximately 100' in length with a patio and the remainder laid to lawn. There is a timber built shed and mature borders.

Scotland Hill is a favoured area of Sandhurst providing easy access to Sandhurst train station which is only a few minutes' walk away. Sandhurst High Street with a good variety of shops, cafes, pubs and eateries and the York Town Road shopping parade are also within an easy stroll. Sandhurst Memorial Park, Yateley lakes and Swan Lake Park and Shepherds Meadow are also within easy reach making ideal places to walk or cycle.

- Desirable non estate location
- C. 100' rear garden
- Single garage
- Extended accommodation
- Ample driveway parking
- Close to local shops and station





## MATERIAL INFORMATION

### Part A

Council Tax Band: D (Subject to change)  
Local Authority: Bracknell Forest Council  
Energy Performance Rating: TBC - Niche

### Part B

Property construction – Standard form

### Services:

Gas - Mains  
Water – Mains  
Drainage – Mains  
Electricity - Mains  
Heating - Gas Central Heating to the main part of the house but excluding the master bedroom and study/potential dressing room.

### Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 1 Mbps – Highest available upload speed: 0.2 Mbps  
Superfast - (FTTC) - Highest available download speed: 62 Mbps - Highest available upload speed 14 Mbps  
Ultrafast - (FTTP) - Highest available download speed: 8,000 Mbps - Highest available upload speed 1,000 Mbps

### Mobile Phone Coverage

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

### Parking

There is driveway parking and a single garage at the property

### Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Tree preservation order: Number FID 40922 UPRN 100080220134

### Flooding

Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered very low for surface water flooding and very low risk from rivers and seas, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

### Planning

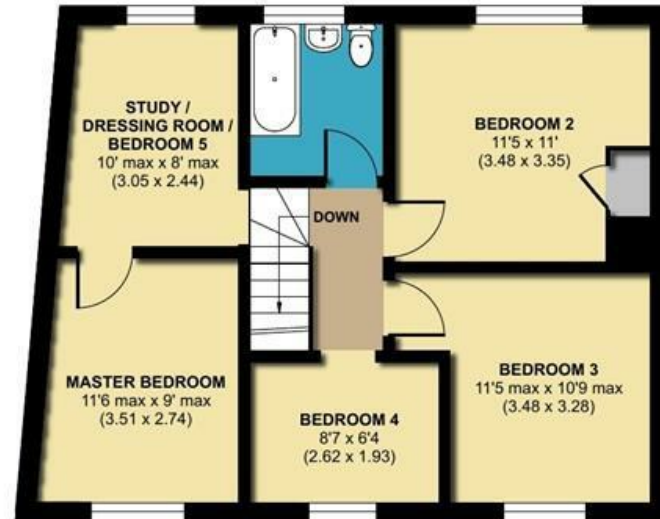
Ref. No: 615227 - First floor side extension over existing garage forming additional bedroom and ensuite shower room.  
<https://planapp.bracknell-forest.gov.uk/online-applications/>



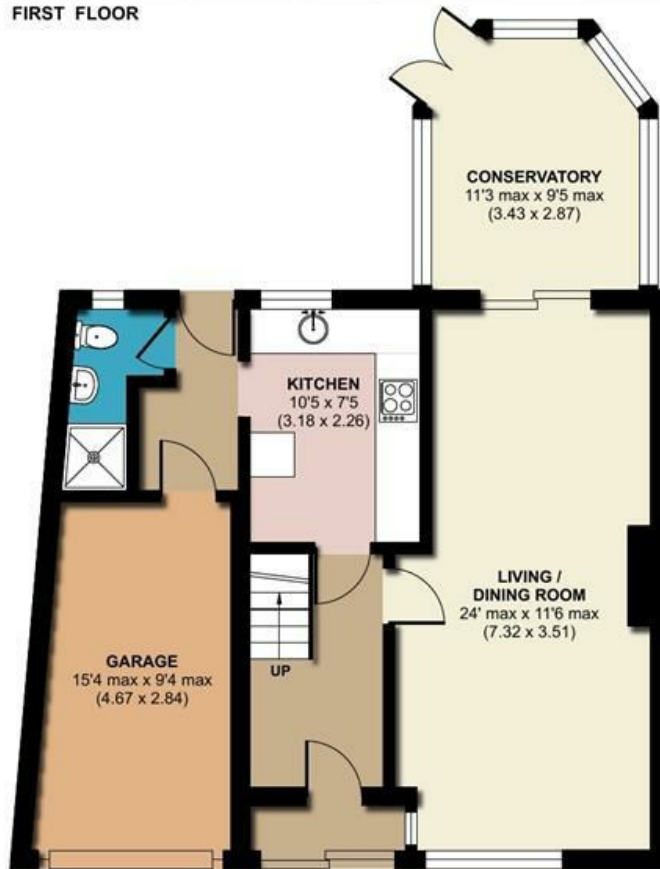
# Scotland Hill, Sandhurst

Approximate Area = 1314 sq ft / 122.1 sq m (includes attached garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1179339

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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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Ref: 18139195 | Folio: C5834 | 18th September 2024