



11, Edgbarrow Rise
Sandhurst
Berkshire, GU47 8QH

£950,000 Freehold



Situated in a quiet secluded woodland setting, a stunning spacious detached family home which has been significantly improved by the current owners and immaculately maintained. Accommodation on the first floor offers five bedrooms, a family bathroom and two ensuite shower rooms to the surprisingly large master bedroom and guest bedroom all of which have recently been refitted. The ground floor accommodation comprises entrance hallway with a modern downstairs cloakroom, c.19ft living room, family room, beautifully refurbished kitchen/breakfast room with quartz work surfaces, a separate utility room and a conservatory. The property is being offered to the market with no onward chain and a viewing of this impressive family home is highly recommended in order to appreciate the spacious accommodation on offer.

Council Tax Band: G
 Local Authority: Bracknell Forest Council
 Energy Performance Rating: C

To the front there is ample driveway parking. The generous sized secluded and well maintained rear south westerly garden has a mature woodland theme and is mainly laid to lawn with a large patio area. There is a separate section at the rear of the garden which is divided by ranch style fencing.

Edgbarrow Rise is located in Little Sandhurst and positioned adjacent to the grounds of Eagle House School/Wellington College. The property is situated midway between the villages of Crowthorne and Sandhurst with their associated shops, eateries and general amenities with the popular Wildmoor Heath Nature Reserve only about half of a mile away and Wellington Woods right on your doorstep. Edgbarrow school is also within walking distance.

- No onward chain
- Stunning detached spacious family home
- Double garage and driveway parking
- Five bedrooms/two receptions
- Wooded backdrop
- Good local schools

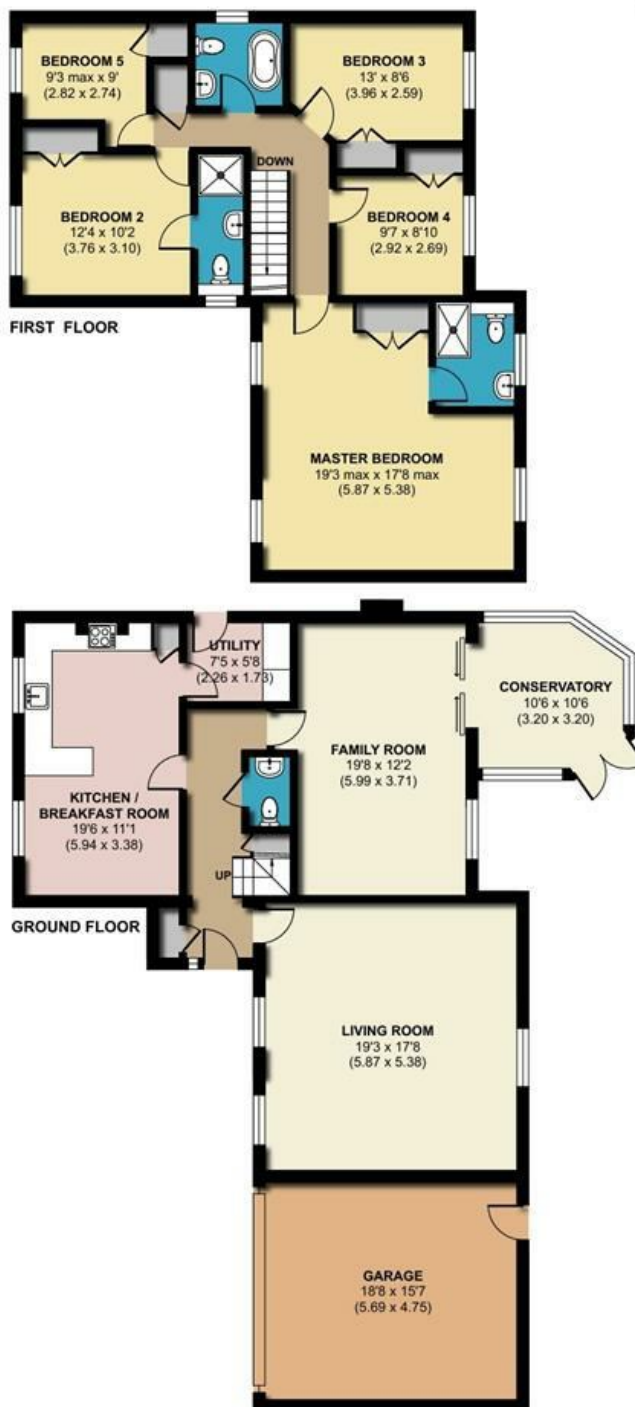




Edgbarrow Rise, Sandhurst

Approximate Area = 2398 sq ft / 222.7 sq m (includes attached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1193169

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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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