



**Two In The Bush, High Street
Little Sandhurst
Berkshire, GU47 8LQ**

£550,000 Freehold



Located in the desirable High Street, Little Sandhurst, a great opportunity to purchase this character detached home which we believe dates back to c.1865, with a rear extension added c.1910. The property requires fully updating and improvement both internally and externally and is offered with a closed chain as our sellers already have a property to move to. The accommodation comprises an entrance hallway, a kitchen with quarry tile flooring, a separate dining room, a 15' living room and a cloakroom. Upstairs there are four well proportioned bedrooms and a family bathroom.

- Opportunity to extend (STPP) and modernise
- Character home
- Detached garage
- Good size plot
- 4 generous bedrooms
- Sizeable rear garden

To the front, the property benefits from a low level rendered wall with metal gate opening to the front door. As you proceed down the left-hand side of the property, double gates open to the driveway parking and garage which are found directly behind the house. The rear garden including the parking and garage measure in the region of 100ft.

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. The property is located adjacent to the Bird in Hand Pub which is well known for its classic pub cuisine.

Council Tax Band: D
Local Authority: Bracknell Forest Council
Energy Performance Rating: E

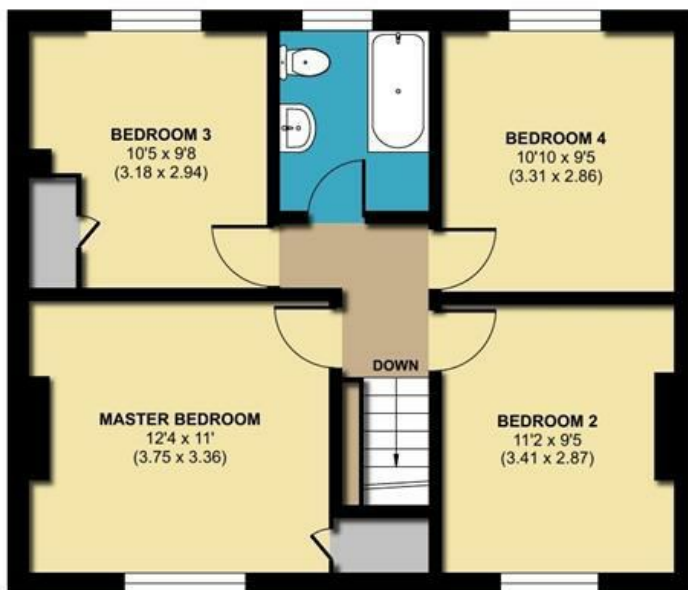




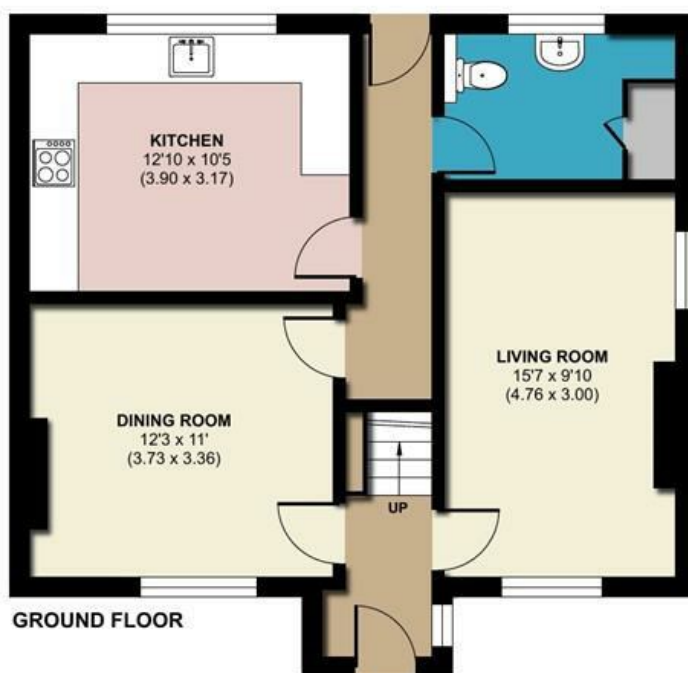
High Street, Little Sandhurst, Sandhurst

Approximate Area = 1296 sq ft / 120.4 sq m (include detached garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1286739

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

Ref: 16514146 | Folio: C5917 | 14th May 2025